



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

July 12, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

24 July 12, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**GRANT OF EASEMENT
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO SOUTHERN CALIFORNIA EDISON COMPANY
SAN JOSE CREEK - PARCEL 31GE
IN THE CITY OF INDUSTRY
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

This action will allow the Los Angeles County Flood Control District to grant an easement to Southern California Edison Company for electric line purposes along San Jose Creek in the City of Industry.

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Acting as a responsible agency for the proposed Development Plan 10-7- Industry Public Utilities Commission Substation Redesign project, consider the Mitigated Negative Declaration prepared and adopted by the City of Industry as lead agency, together with any comments received during the public review period; certify that your Board has independently considered and reached its own conclusions regarding the environmental effects of the project as shown in the Mitigated Negative Declaration; find on the basis of the whole record before your Board that there is no substantial evidence the project will have a significant effect on the environment; and adopt the Mitigation Monitoring Program for the project finding that the program is adequately designed to ensure compliance with the mitigation measures.

2. Find the grant of easement for electric line purposes and the subsequent use of said easement will not interfere with the use of San Jose Creek, Parcel 31GE, for any purposes of the Los Angeles County Flood Control District.
3. Approve the grant of easement for electric line purposes from the Los Angeles County Flood Control District to Southern California Edison Company in San Jose Creek, Parcel 31GE, in the City of Industry, for \$22,000.
4. Instruct the Mayor, Board of Supervisors of the Los Angeles County Flood Control District to sign the Easement document and authorize delivery to Southern California Edison Company.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to consider the Mitigated Negative Declaration (Enclosure A) previously adopted by the City of Industry and obtain approval from your Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow LACFCD to grant an easement from LACFCD to Southern California Edison Company (SCE) for electric line purposes in San Jose Creek, Parcel 31GE, in the City of Industry. SCE requested the easement as part of its Development Plan 10-7, Industry Public Utilities Commission Substation Redesign project (Project).

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3). The revenue received from this transaction will help promote fiscal responsibility for the operation and maintenance of flood control facilities. This transaction allows for the continuation of utility services to the area through renewable sources, thereby improving the quality of life for residents of the County of Los Angeles (County).

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

SCE paid a total of \$22,000 for the easement, which represents the fair market value. This amount has been deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcel 31GE is located along San Jose Creek, west of Valley Boulevard and south of North Grand Avenue, in the City of Industry.

The grant of easement is authorized by Section 2, paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District hereby declared to be a body corporate and politic, and as such shall have the power...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or part thereof, is no longer required for the purposes of said district or may be leased for any purpose without interfering with the use of the same for the purposes of said district..."

The grant of easement is not considered adverse to the LACFCD's purposes and would not hinder the use of San Jose Creek for possible transportation, utility, or recreational corridors. Moreover, the Easement document (Enclosure B) will reserve paramount rights for LACFCD purposes.

County Counsel approved the Easement document as to form, and the document will be recorded.

ENVIRONMENTAL DOCUMENTATION

In granting the easement for electric line purposes, the LACFCD is acting as a responsible agency for the Project. The City of Industry, as lead agency, has prepared an Initial Study; consulted with the Department of Public Works (Public Works); and adopted a Mitigated Negative Declaration for the Project on May 13, 2010. LACFCD's granting of the easement to SCE for overhead transmission line purposes would likely be exempt from the California Environmental Quality Act (CEQA) if the easement was not part of the larger substation project. However, the environmental impact of granting the easement cannot be considered separately from the substation project and, pursuant to CEQA, your Board must make the findings contained in this letter.

The Project is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. The City of Industry has paid the fee.

Upon your Board's approval of the Project, Public Works will file a Notice of Determination with the office of the Los Angeles County Registrar-Recorder/County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action allows for the joint use of the LACFCD right of way without interfering with the primary mission of the LACFCD.

CONCLUSION

Please return one adopted copy of this letter and the executed original Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

ENCLOSURE 'A'

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Southern California Edison Company
2131 Walnut Grove Avenue, 2nd Floor
Rosemead, CA 91770
Attention Operations Support
Real Properties

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
8709-028-911 (Portion)

By _____

EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as DISTRICT), does hereby grant to SOUTHERN CALIFORNIA EDISON COMPANY, a California corporation (hereinafter referred to as GRANTEE), an easement for electric line purposes in, on, over, under, and across the real property in the City of Industry, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservation and conditions, which GRANTEE, by the acceptance of this Easement document and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. DISTRICT reserves the paramount right to use said land for flood control purposes.
2. GRANTEE agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, over, under, and across the land herein described until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval by DISTRICT shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. DISTRICT does not accept ownership or responsibility for the improvements.

San Jose Creek (SCE)
(File: SAN JOSE CREEK 31)
Parcel 31GE
34-RW 66.2
S.D. 1 M1123015
Project ID: MPR0000452

DB:bw

P:\CONF\EASETOSCESANJOSECREEK31GE.DOC 42111

3. GRANTEE shall indemnify, defend, and save harmless DISTRICT, its officers, agents, and/or employees, from any and all claims, demands, liability, loss, damage, or expense to which DISTRICT, its officers, agents, and employees may be subjected as the result of any act or omission by GRANTEE, its officers, agents, employees, or contractors arising out of the exercise by GRANTEE, its officers, agents, employees, or contractors of any of the rights granted to it by this Easement document.
4. It is expressly understood that DISTRICT will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement document.
5. The provisions and agreements contained in this Easement document shall be binding upon GRANTEE and its successors and assigns.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following GRANTEE's exercise of these easement rights to construct such structures and improvements, GRANTEE agrees to pay on behalf of DISTRICT that part of any such assessment levied against DISTRICT, which is based on the value contributed to that area by GRANTEE's said improvements.

Dated July 12, 2011



LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By Mike Antonovich
Mayor, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Mayor of the Board on all papers, documents, or instruments requiring the Mayor's signature.

The undersigned hereby certifies that on this 12th day of July, 2011, the facsimile signature of MIKE ANTONOVICH, Mayor of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Mayor of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By *[Signature]*
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

ANDREA SHERIDAN ORDIN
County Counsel

By *[Signature]*
Deputy

| |
|---|
| APPROVED as to title and execution, _____, 20____. |
| DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division Supervising Title Examiner By _____ |

EXHIBIT A

File with: **SAN JOSE CREEK 31**
34-RW 66.2
A.I.N. 8709-028-911 (Portion)
T.G. 639 (H7)
I.M. 114-337
S.D. 1
M1123015

LEGAL DESCRIPTION (Serial No. 68916A)

PARCEL NO. 31GE (Grant of easement for electric line purposes):

That portion of that part of Lot 19 and that portion of that part of the Rancho La Puente being an unnumbered lot lying between said Lot 19 and Lot 17, W.R. Rowland's Subdivision, as shown on map recorded in Book 42, pages 79 and 80, of Miscellaneous Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL NO. 31D and PARCEL NO. 31E in a Final Order of Condemnation, had in Superior Court Case No. 903761, a certified copy of which was recorded on May 12, 1972, as Document No. 3343, in Book D5459, page 492, of Official Records, in the office of said Registrar-Recorder/County Clerk, within a strip of land 25 feet wide, the southwesterly sideline of which is described as follows:

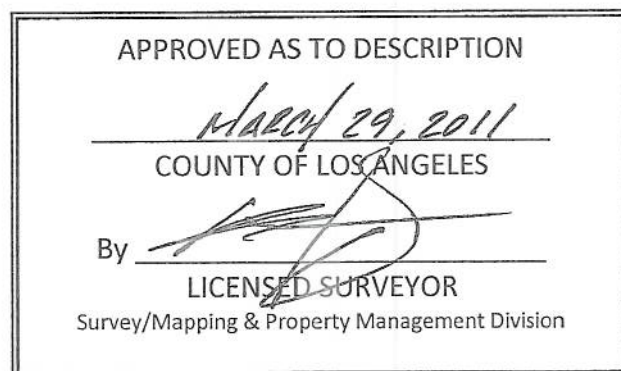
Beginning at the intersection of the northwesterly prolongation of the northeasterly line of that certain parcel of land described in deed recorded on March 18, 1980, as Document No. 80-270344, of said Official Records, and that certain curve having a radius of 1,205 feet in the generally easterly boundary of said PARCEL NO. 31D, a radial of said curve to said intersection bears North 68°27'59" West; thence North 40°36'25" West 130.59 feet, along said prolongation, to the westerly boundary of said PARCEL NO. 31E.

The northeasterly sideline of the above-described 25-foot-wide strip of land shall be shortened at the beginning thereof so as to terminate in said generally easterly boundary and prolonged at the ending thereof so as to terminate in said westerly boundary.

Containing: 3,294± square feet



LP\san jose creek 31GE_sce



REFERENCE: 34-RW 66.2

(PORTION) LOT 2

42 - 79 & 80

OR 80-270344
(PARCEL 3)

PROFESSIONAL LAND SURVEYOR
 KEVIN A. BUGH
 EXP. 12-11
 LS 8056
 STATE OF CALIFORNIA

BY: _____
LICENSED SURVEYOR

3.29.2011

DATE _____

PREPARED BY LPANGAN 3-10-11

ENCLOSURE 'B'

**CITY OF INDUSTRY
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

Purpose: To allow the public review period provided under Section 15072 of California Code of Regulations, notice is hereby given that, pursuant to the authority and criteria contained in the California Environmental Quality Act and Industry Municipal Code, the Planning Director of the City of Industry has analyzed the request for the following project and has made the environmental determination described herein.

Project and Location: Development Plan 10-7 to amend Development Plan 03-20, approved July 24, 2003, to: 1) switch location of SCE and City owned substations; 2) construct a 1,218 foot-long, above-ground power line to connect to existing power lines in Valley Boulevard; 3) build a 12 kV switchgear in city's portion of project; 4) realign manholes on relocated LACSD sewer easement; 5) realign existing 12 kV SCE transmission line; and 6) construct two fiber optic cables located at 208 S. Waddingham Way in the City of Industry.

Environmental Determination: After reviewing the Initial Study for the project, the Planning Director has determined that this project will not have a significant effect on the environment and a Mitigated Negative Declaration (MND) has been prepared and is recommended for adoption at the public hearing described below. The MND reflects the independent judgment of City staff and considers project design features, site and surrounding environmental conditions, previous environmental evaluations, standard construction/engineering practices, and potential future projects. The project location does not include any sites listed on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5.

Review Period. The MND is available for a 20-day public review period beginning April 21, 2010 and ending May 13, 2010. Comments on the adequacy of the document must be received by the City prior to final approval on the date listed below. Copies of all relevant material are on file in the offices of the Planning Director, located at the address listed below.

Public Hearing: The City Council is tentatively scheduled to consider this item at a regular meeting to be held on May 13, 2010 at the City of Industry Council Chambers, located at: 15651 E. Stafford Street, City of Industry, CA 91744.

Questions and Comments: Questions and written comments should be directed to the Planning Director at:

City Administrative Offices
15625 E. Stafford Street, Suite 100
P.O. Box 3366
City of Industry, CA 91744
(626) 333-2211

**INITIAL STUDY
FOR:**

**IPUC SUBSTATION
RE-DESIGN**



prepared for:

CITY OF INDUSTRY

Contact:
Brian James
Senior Project Manager
Troy Helling
Associate Planner

prepared by:

**THE PLANNING
CENTER**

Contact:
Dwayne Mears, AICP
Principal, Environmental
Services

MARCH 2010



CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

MEMORANDUM

To: City Council

May 11, 2010

From: Brian James

Subject: Development Plan 10-7 – IPUC Substation Redesign

Proposal

The Industry Public Utilities Commission (IPUC) is seeking modifications to what was previously known as the Libbey Electrical Substation, which was originally approved July 24, 2003. That project was put on hold and has since been revised and is now known as the Grand Crossing Facility. This current application will amend the previously approved Development Plan to: 1) switch the location of SCE and City owned substations on the site; 2) construct a 1,218 foot-long, above-ground power line to connect to existing power lines on Valley Boulevard; 3) build a 12 kV switchgear in city's portion of project; 4) realign manholes on a relocated LACSD sewer easement; 5) realign an existing 12 kV SCE transmission line; and 6) construct two fiber optic cables. The proposed project is shown on the attached site plan.

Location and Surroundings

As shown on the attached location map, the project site is located at 208 South Waddingham Way, which is currently a 3.9 acre vacant site northeast of the intersection of Old Ranch Road and Brea Canyon Road and south of a Union Pacific Railroad (UPRR) line. The site of the substation is immediately surrounded by the former Libbey Glass manufacturing plant, which is now a Federal Express shipping center, to the southwest, industrial warehouse and manufacturing land uses to the east, the UPRR to the north.

The area north of the substation site and beyond the UPRR, where the 1,218 foot-long, above-ground transmission line will traverse, is vacant but is part of the Grand Crossing project, which is developing as industrial, warehouse, and commercial uses. This transmission line connects to an existing above-ground transmission line on the south side of Valley Boulevard. Residential uses in the City of Walnut are located north of this connection point across Valley Boulevard.

Staff Analysis

The proposed industrial use is consistent with the Zoning ("M" – Industrial) and General Plan (Industrial) designations of the site and complies with the development and design standards in Section 17.36, *Design Review*, of the Industry Municipal Code.

Original Approval and Site Improvements

The proposed project is similar to the previously approved Libbey Substation. Development Plan 03-20 for the Libbey Substation addressed, among others: a public access road (Waddingham Way); a 5.7 mile long transmission line that would run east to the intersection of Arenth Avenue and Anaheim and Puente Road, and; a 66 kilovolt (kV) City-owned electrical substation on the southern portion of the site and an SCE owned substation on the northern portion of the site for a combined capacity of 120 megawatts (MW). Some improvements have already been made per the original approval including:

- Construction of Waddingham Way
- Removal of the existing UPRR spur along the eastern edge of the site
- Upgrade of an existing switchyard at Old Ranch Road from three MW to seven MW of capacity
- Construction of a 5,080-foot temporary 12 kV line along border of Industry and Diamond Bar
- Construction of a 12 kV electrical interconnect at the proposed substation site
- Relocation of the LACSD District 21 Outfall Trunk Sewer along the northwestern part of the site Abandonment of the existing LACSD District 21 outfall trunk sewer

With the proposed project, the following items, which were approved in the original application, are no longer necessary:

- Construction of the 5.7-mile transmission line between the SCE substation component to the intersection of Arenth Avenue and Anaheim and Puente Road
- Creation of a temporary 12 kV shoofly onsite

Environmental Analysis

An Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to determine if the proposal could have a significant impact on the environment (see attached). In particular, the Initial Study looked at the potential impacts to the nearby residences. Due to the industrial nature of the surrounding development and the similarity between this substation proposal and the previously proposed Libbey Substation, it was determined that this current substation project would not have a substantial impact on the visual character of the site. The residential land uses to the north may have some obstructed views due to the proposed 1,218-foot aboveground transmission line that would run from the substation to Valley Boulevard. Photo simulations from the perspective of the residences along Valley Boulevard showing what the lines would look like are provided in the attached visual simulations. Since a transmission line already runs through this area, the views of the site from the residences on Valley Boulevard would not change substantially.

The Initial Study determined that the proposed project would not have a significant effect on the environment and a Negative Declaration accompanies this application for adoption by the City Council. The Notice of Intent to Adopt a Negative Declaration (attached) was posted on the site, fire stations, and council chambers and published in the San Gabriel Tribune on April 21, 2010.

Findings

Staff recommends that the City Council find that:

- The proposed development is consistent with the General Plan designation of Industrial and conforms with the zoning designation of Industrial for the subject property in the City of Industry;
- The proposed development is compatible with the surrounding area, which consists of industrial uses;
- There is adequate street access and traffic capacity for the proposed development on Waddingham Way, which serves the project site;
- The proposed development will have no significant impact on the environment as indicated in the Initial Study, and a Negative Declaration has been prepared in accordance with the requirements of the California Environmental Quality Act of 1970, as amended; and
- Due to the foregoing, the use requested will not be a menace to or endanger the public health, safety or general welfare to the City.

Recommendation

If the City Council determines that the application has satisfied the above mentioned findings, staff recommends approval of Development Plan No. 10-7 with the Standard Requirements and Conditions of Approval (attached).



CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

Standard Requirements and Conditions of Approval

Application: Development Plan No. 10-7
Applicant: John Ballas, City Engineer of the City of Industry
Location: 208 S. Waddingham Way
Use: IPUC Substation Redesign

Conditions of Approval

Conditions of approval are unique provisions, beyond the requirements of law, the municipal code, or standard practices that are applied to a project by the City Council per Section 17.36.080 of the Zoning Code. Please note that if the design of your project or site conditions change, the conditions of approval may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. There are no unique conditions of approval that apply to the proposed project.

Code Requirements and Standards

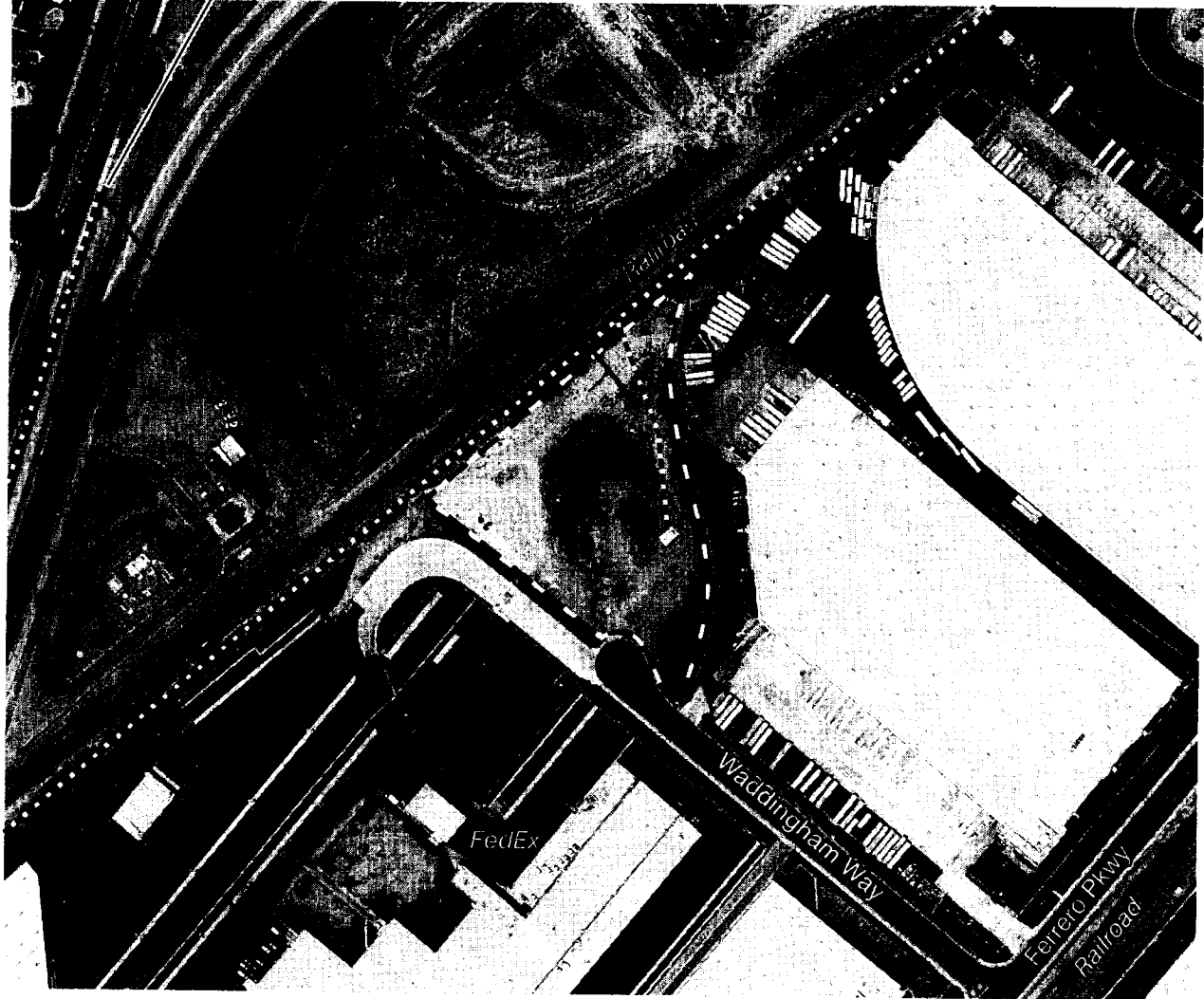
The following is a list of code requirements and standards deemed applicable to the proposed project. The list is intended to assist the applicant by identifying requirements that must be satisfied during the various stages of project permitting, implementation, and operation. It should be noted that this list is in addition to any "conditions of approval" adopted by the City Council and noted above. Please note that if the design of your project or site conditions change, the list may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. The approval expires twelve (12) months after the date of approval by the City Council if a building permit for each building and structure thereby approved has not been obtained within such period.
2. The applicant shall provide drainage and grading plans to be approved by the City Engineer prior to the issuance of a building permit. Such plans shall be in substantial conformity with the development plans.
3. The applicant shall provide landscaping and automatic irrigation plans to be approved by the Planning Director prior to the issuance of a building permit. Such plans shall be in substantial conformity with the development plans. Such plans shall include: provision for an automatic irrigation/sprinkler system; specimen trees, shrubs, ground cover and/or grass; and specifications for the above to the satisfaction of the Planning Director. Additionally, such plans shall be designed and specimen trees, shrubs, ground cover and/or grass shall be designed so as to integrate compatibly with street parkway landscaping.
4. The applicant shall construct adequate fire protection facilities to the satisfaction of the Los Angeles County Fire Department.

5. All exterior surfaces of buildings and appurtenant structures shall be painted in accordance with the approved development plan.
6. The owner shall dedicate necessary landscape and utility easements along street frontage.
7. The applicant shall construct curb, gutter, pave-out, necessary drainage facilities, and sidewalk along street frontage in accordance with City standards and specifications.
8. The applicant shall provide building plans to be approved prior to the issuance of a building permit. Such plans shall be in substantial conformity with the development plans. (Building plans shall be submitted to and approved by the Los Angeles County Engineer's Office - Building and Safety Division prior to the issuance of a building permit.)

DP 10-7 - 208 Waddingham Way Location Map

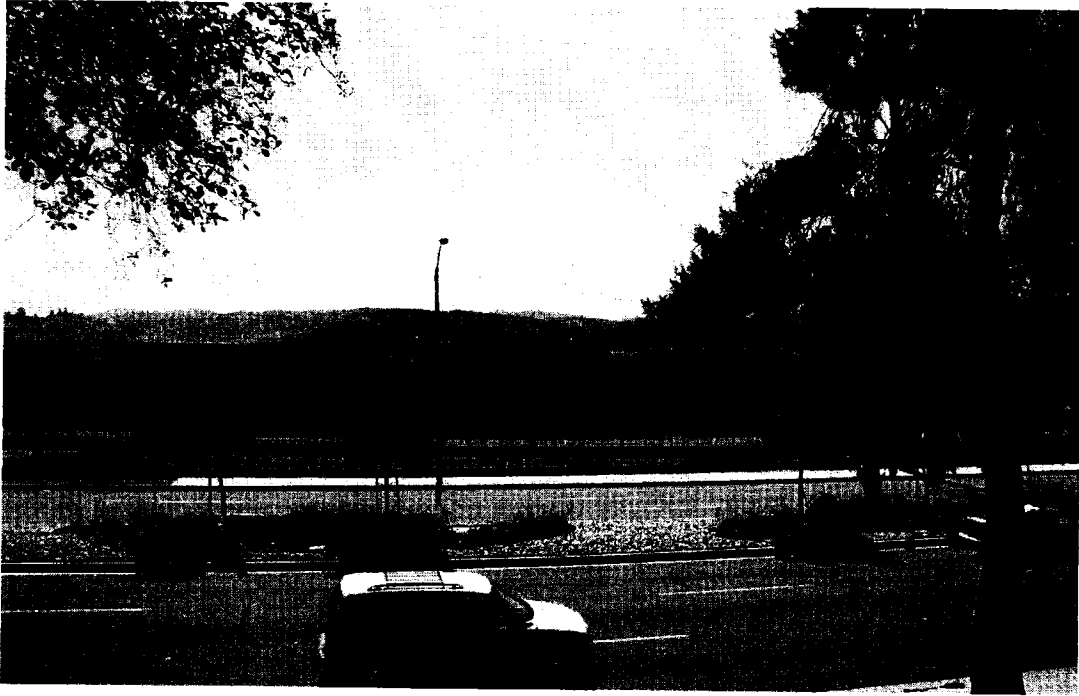
Existing 66 kV SCE Transmission Pole



- — Site Boundary
- Existing 66kV Transmission Line
- Proposed Overhead 66kV Transmission Line

DP 10-7 - 208 Waddingham Way

View Simulations



Muirfield Lane Before



Muirfield Lane After

DP 10-7 - 208 Waddingham Way

View Simulations



Viewpointe Lane Before



Viewpointe Lane After

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street
Room 121
Sacramento, CA 95814
County Clerk
County of Los Angeles

From: City of Industry
15625 E. Stafford Street, Suite 100
City of Industry, CA 91744

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title (common name where possible): Development Plan 10-7

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Contact Person: Brian James Telephone Number: (626) 333-2211

Project Location: 208 S. Waddingham Way, City of Industry

Project Description: Development Plan 10-7 to amend Development Plan 03-20, approved July 24, 2003, to: 1) switch location of SCE and City owned substations; 2) construct a 1,218 foot-long, above-ground power line to connect to existing power lines in Valley Boulevard; 3) build a 12 kV switchgear in city's portion of project; 4) realign manholes on relocated LACSD sewer easement; 5) realign existing 12 kV SCE transmission line; and 6) construct two fiber optic cables

This is to advise that the City Council of the City of Industry (Lead Agency) has approved the above described project and has made the following determinations regarding this project:

1. The project will/ X will not have a significant effect on the environment.
2. X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration may be examined at City Administrative Offices, 15625 East Stafford Street, Suite 100, City of Industry, CA 91744.
 An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA, and was reviewed and considered by the decision-making body prior to its decision on the project. A copy may be examined at City Administrative Offices, 15625 East Stafford Street, Suite 100, City of Industry, CA 91744.
3. Mitigation measures X were / were not a condition of approval of the project.
4. A Statement of Overriding Considerations was / X was not adopted for this project.
5. Findings were / X were not made pursuant to the provisions of CEQA.

This document is being filed in duplicate. Please acknowledge the filing date and return the acknowledged copy in the enclosed, stamped, self-addressed envelope.

Date Received for Filing: _____

Signature: B. J.

Title: Senior Planner

Date: 5-13-10



CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

May 13, 2010

Los Angeles County Clerk
Environmental Filings
12400 East Imperial Highway, #2001
Norwalk, CA 90650

Attention: Ms. L. Arterberry

SUBJECT: NOTICE OF DETERMINATION

Enclosed are duplicate copies of a Notice of Determination and the environmental filing fee in the amount of \$2,085.25 for a project within the City of Industry.

Please acknowledge the filing date and return the acknowledged copy/copies in the enclosed stamped, self-addressed envelope.

Sincerely,

Brian James
Senior Planner

Attachment

CITY OF INDUSTRY

18-24
1220

GENERAL FUND 2,085.25

P.O. BOX 3366
CITY OF INDUSTRY, CA 91744
(626) 333-2211NO. 062819
WELLS FARGO BANK, N.A.

DATE

CHECK NO.

AMOUNT

05/03/2010

62819

\$2,085.25

TWO THOUSAND EIGHTY FIVE AND 25/100 DOLLARS

PAY TO
THE
ORDER
OFCOUNTY OF LOS ANGELES
REGISTRAR*RECORDER-CO CLERK
12400 E IMPERIAL HIGHWAY
NORWALK, CA 90650

VOID AFTER SIX MONTHS

TWO SIGNATURES REQUIRED ON ALL CHECKS

⑈062819⑈ ⑆122000247⑆3418 104702⑈

VENDOR 000340 COUNTY OF LOS ANGELES

05/03/2010

| FUND & ACCOUNT | P.O. # | INVOICE | DESCRIPTION | AMOUNT |
|----------------|--------|---------|---------------------|----------|
| 01.521.5795 | | DP 10-7 | FILING FEE-NTC OF D | 2,085.25 |
| | | | TOTAL | 2,085.25 |

5. **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one vote. There will be no separate discussion of these items unless members of the City Council, the public, or staff request specific items be removed from the Consent Calendar for separate action.

- 5.1 Motion to approve the reading by title of all ordinances and resolutions. The ordinances and resolutions, which appear on the public agenda, shall be determined to have been read by title and further reading waived.

RECOMMENDED ACTION: Waive reading of Ordinances and Resolutions.

- 5.2 Review of Actions for City Goods and Services.

RECOMMENDED ACTION: Receive and file.

- 5.3 Consideration the minutes of the February 11, 2010 and the February 25, 2010 regular meetings.

RECOMMENDED ACTION: Approve as submitted.

- 5.4 Consideration of Resolution No. 2308 – "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, REQUESTING THE UNITED STATES POSTAL SERVICE REFRAIN FROM CONSOLIDATION/CLOSING THE CITY OF INDUSTRY PROCESSING AND DISTRIBUTION CENTER UNTIL THE POTENTIAL EFFECTS ON SERVICE TO THE COMMUNITY ARE FULLY INVESTIGATED."

RECOMMENDED ACTION: Adopt Resolution No. 2308.

- 5.5 Consideration of Development Plan application 10-3 submitted by Desiree Delgadillo of Orange Coast Petroleum Products Equipment, Inc. to install a 10,000 gallon above-ground diesel fuel tank at 15480 Valley Boulevard.

RECOMMENDED ACTION: Approve Development Plan 10-3 submitted by Desiree Delgadillo of Orange Coast Petroleum Products Equipment, Inc. based on the findings and Standards Requirements and Conditions.

- 5.6 Consideration of Development Plan application 10-7 submitted by John Ballas, City Engineer of the City of Industry, to amend Development Plan 03-20 to: 1) switch the location of SCE and City owned substations on the site; 2) construct a 1,218 foot-long, above-ground power line to connect existing power lines on Valley Boulevard; 3) build a 12 kV switchgear in

city's portion of project; 4) realign manholes on a relocated LACSD sewer easement; 5) realign an existing 12 kV SCE transmission line; and 6) construct two fiber optic cables at 208 South Waddingham Way in the City of Industry.

RECOMMENDED ACTION: Approve Development Plan 10-7 submitted by John Ballas, City Engineer of the City of Industry, based on the findings and Standard Conditions.

- 5.7 Consideration of an agreement between the City of Industry and Frazer Frost, LLP, for Accounting Services.

RECOMMENDED ACTION: Approve the agreement.

- 5.8 Consideration of Resolution No. 2309 – "A Joint Resolution of the Board of Supervisors of the County of Los Angeles Acting in behalf of: Los Angeles County General Fund; Los Angeles County Library; Los Angeles County Consolidated Fire Protection District; Lighting Maintenance District No. 10006; and the Los Angeles County Flood Control, The Board of Directors of County Sanitation District No. 21 of Los Angeles County, and the Governing Bodies of: City of Diamond Bar; City of Industry; City of Walnut; Greater Los Angeles County Vector Control District; Three Valleys Water District; Walnut Valley Water District; Walnut Valley Water District Improvement District #5, approving and accepting negotiated exchange of property tax revenues resulting from Annexation from County Sanitation District No. 21."

RECOMMENDED ACTION: Adopt Resolution No. 2309.

- 5.9 Consideration of Change Order No. 2 to All American Asphalt in the amount of \$63,654.03 for increasing the quantities of cold milling, AC paving and unclassified excavation for San Jose Avenue and Fairway Drive Reconstruction and Resurfacing Contract No. CITY-1376.

RECOMMENDED ACTION: Approve Change Order No. 2 in the amount of \$63,654.03.

- 5.10 Consideration of Contract Completion documents for CITY-1376, San Jose Avenue and Fairway Drive Reconstruction and Resurfacing submitted by All American Asphalt in the amount of \$653,857.50.

RECOMMENDED ACTION: Authorize the City Engineer to execute and file contract completion documents and to receive and file the final accounting.

**INITIAL STUDY
FOR:**

**IPUC SUBSTATION
RE-DESIGN**



prepared for:

CITY OF INDUSTRY

15625 East Stafford, Suite 100
P.O. Box 3366
City of Industry, CA 91744-0366

Contact:
Brian James
Senior Project Manager
Troy Helling
Associate Planner

prepared by:

**THE PLANNING
CENTER**

1580 Metro Drive
Costa Mesa, CA 92626
Tel: 714.966.9220 • Fax: 714.966.9221
E-mail: costamesa@planningcenter.com
Website: www.planningcenter.com

Contact:
Dwayne Mears, AICP
Principal, Environmental
Services

IND-07.52

MARCH 2010

Table of Contents

| Section | Page |
|---|-----------|
| 1. INTRODUCTION | 1 |
| 1.1 PROJECT LOCATION..... | 1 |
| 1.2 ENVIRONMENTAL SETTING | 1 |
| 1.3 PROJECT DESCRIPTION | 2 |
| 1.4 EXISTING ZONING AND GENERAL PLAN..... | 5 |
| 1.5 CITY ACTION REQUESTED..... | 6 |
| 2. ENVIRONMENTAL CHECKLIST | 19 |
| 2.1 BACKGROUND | 19 |
| 2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED..... | 21 |
| 2.3 EVALUATION OF ENVIRONMENTAL IMPACTS | 21 |
| 2.4 PRINTED REFERENCES | 30 |
| 2.5 WEBSITES | 30 |
| 3. ENVIRONMENTAL ANALYSIS..... | 31 |
| 3.1 AESTHETICS..... | 31 |
| 3.2 AGRICULTURE RESOURCES..... | 32 |
| 3.3 AIR QUALITY | 37 |
| 3.4 BIOLOGICAL RESOURCES..... | 38 |
| 3.5 CULTURAL RESOURCES..... | 39 |
| 3.6 GEOLOGY AND SOILS..... | 40 |
| 3.7 HAZARDS AND HAZARDOUS MATERIALS..... | 43 |
| 3.8 HYDROLOGY AND WATER QUALITY | 46 |
| 3.9 LAND USE AND PLANNING | 48 |
| 3.10 MINERAL RESOURCES..... | 48 |
| 3.11 NOISE..... | 49 |
| 3.12 POPULATION AND HOUSING..... | 50 |
| 3.13 PUBLIC SERVICES..... | 50 |
| 3.14 RECREATION..... | 51 |
| 3.15 TRANSPORTATION/TRAFFIC..... | 51 |
| 3.16 UTILITIES AND SERVICE SYSTEMS..... | 53 |
| 3.17 MANDATORY FINDINGS OF SIGNIFICANCE..... | 54 |
| 4. CONSULTANT RECOMMENDATION | 55 |
| 5. LEAD AGENCY DETERMINATION | 57 |



1. Introduction

The Industry Public Utilities Commission (IPUC) is seeking certain modifications to the Development Plan approved for the project previously known as the Libbey Electrical Substation and Distribution System, which is now known as the Grand Crossing Facility. An Initial Study and Negative Declaration were prepared and completed in Spring 2003 for the Libbey Electrical Substation and Distribution System, but the project was put on hold in October 2003. This Initial Study discloses the changes between the previous and proposed development plans for the substation site and provides initial review of the proposed IPUC substation environmental impacts.

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA), as amended; to determine if approval of the discretionary action requested and subsequent development could have a significant impact on the environment. This analysis will also provide the City of Industry with information to document the potential impacts of the proposed project.

1.1 PROJECT LOCATION

The substation project site and distribution system would be located in the eastern portion of the City of Industry in Los Angeles County (Figure 1, *Regional Location*). The substation site is northeast of the intersection of Old Ranch Road and Brea Canyon Road, south of a Union Pacific Railroad (UPRR) line (formerly owned by Southern Pacific Railroad), and industrial land uses on the southern and eastern sides of the site (Figure 2, *Local Vicinity*). Access to the proposed substation site is available from Ferrero Parkway via Waddingham Way, a 64-foot wide cul-de-sac. Regional access to this site is available from State Route 60 (SR-60)/State Route 57 (SR-57) via the Grand Avenue interchange.



1.2 ENVIRONMENTAL SETTING

1.2.1 Existing Land Use

The proposed substation would be located on approximately 3.9 acres of undeveloped land. The site is generally vacant with some exceptions. There is a 600-square-foot, 12 kilovolt (kV) electrical interconnect on the eastern edge of the property and a subgrade electrical vault near the southeastern edge of the property, near Waddingham Way. Southern California Edison (SCE) 12 kV transmission power lines run from north of the site to the 12 kV interconnect on the eastern edge of the site. An abandoned 27-inch Los Angeles County Sanitation District (LACSD) sewer pipe traverses the site from the northeast to the southwest, and relocated in a 15-foot easement running generally along the northwestern boundary of the site.

Prior to 1960, the site was used for agricultural purposes, but it is currently unused. The elevation of the property is approximately 590 feet above mean sea level, and generally slopes gently to the northeast.

The area that would be used for the proposed connection line between the IPUC substation and the existing Southern California Edison (SCE) transmission pole northwest of the site on Valley Boulevard is also vacant. The transmission line would wrap around a future building.

Table of Contents

List of Figures

| Figure | | Page |
|---------------|--|-------------|
| Figure 1 | Regional Location..... | 7 |
| Figure 2 | Local Vicinity | 9 |
| Figure 3 | Aerial Photograph..... | 11 |
| Figure 4a | Site Photographs..... | 13 |
| Figure 4b | Site Photographs..... | 15 |
| Figure 5 | Site Plan..... | 17 |
| Figure 6 | Visual Simulations from Muirfield Lane | 33 |
| Figure 7 | Visual Simulations from Viewpoint Lane..... | 35 |

1. Introduction

1.2.2 Surrounding Land Use

Although located entirely in the City of Industry, the proposed substation site, access road and interim facilities are close to or adjacent to four other jurisdictions: the incorporated cities of Walnut, Pomona, and Diamond Bar, and unincorporated Los Angeles County (see Figure 2). There are residential communities in the City of Walnut located across Valley Boulevard to the northwest of the site. Residential communities in the City of Diamond Bar are located east and south of the substation site and adjacent some of the interim facilities.

The site as it is now, and the surrounding land uses are shown in Figure 3, *Aerial Photograph*, and Figures 4a and 4b, *Site Photographs*. Immediately to the southwest of the site, sharing the Waddingham Way access road, is the former Libbey Glass manufacturing plant, which is now a Federal Express shipping center.

Along the eastern border of the site are industrial warehouse and manufacturing land uses, including the headquarters for Astrophysics, Inc., a security x-ray screening equipment manufacturer. The UPRR borders the substation site on the north. In the general area, the proposed substation site is surrounded by the large development projects of Grand Crossing development, Wohl Property Group, and the Plantation. The Plantation and Wohl Property Group are completed industrial developments, which are both located on Ferrero Parkway on the east and west sides of Grand Avenue. The Grand Crossing projects to the north and southwest are mainly industrial facilities, warehouse facilities, and commercial land uses.

Another UPRR line used by Metro Link parallels the Ferrero Parkway to the south. The area north of the substation site beyond the UPRR is developing as a mixture of industrial and commercial uses. There are two small electrical distribution facilities within 0.25 mile of the proposed substation site. One is a substation located across the UPRR tracks to the northwest of the site on the Kinder Morgan property and the other is a seven-megawatt (MW) switchyard located on Old Ranch Road in front of the former Libbey Glass property.

1.3 PROJECT DESCRIPTION

1.3.1 Previous Plan of Development (Libbey Glass Substation)

This proposed project is based on a previous plan of development for electrical substation components on the same site. Environmental review was completed for the previous project, the Libbey Electrical Substation and Distribution System Development Plan (Libbey Substation), in April 2003. The Libbey Substation plan of development included the substation site, a public access road, and a transmission line that would run 5.7 miles to the east to the intersection of Arenth Avenue and Anaheim and Puente Road. For the Libbey Substation, the SCE substation was proposed on the southern portion of the site and the City-owned substation was proposed on the northern portion of the site.

The Industry Urban Development Agency, on behalf of the City, purchased the substation and access road site from Libbey Glass, Inc. and adjacent property owners. The 5.7-mile transmission line is on an SCE-owned easement. The project would be subject to California Public Utilities Commission (CPUC) General Order (G.O.) 131-D requirements. G.O. 131-D regulates the planning and construction of investor-owned electric generation, transmission/power/distribution line facilities and substations located in California. Operation of the substations would be under a Wholesale Distribution Access Tariff (WDAT) Service Agreement between SCE and the City of Industry.

On the Southern California Edison side, SCE would design, construct, own, operate, and maintain their interconnection facilities including a 66kV overhead transmission line and any required system upgrades

1. Introduction

consisting of switching, protective and metering equipment and communication system. SCE facilities would be enclosed within an eight-foot-high chain-link fence.

On the City of Industry side, the City would design, build, own, operate, and maintain the power transformation facilities, which would include the Distribution customer's distribution system, and which would be connected to SCE's electrical system. These facilities would include a 66 kV switching equipment configured into a ring bus, 2 step-down power transformers rated 28/32/40 megavolt-amperes (MVA), 66-12 kV, 2 units 12 kV distribution switchgear, communication system, solid state protective relays for power system protection, electrical grounding system, and CAL-ISO¹ metering equipment. The City of Industry facilities would be enclosed within an eight-foot-high chain-link fence.

The proposed 66 kV City of Industry – SCE connected substation (IPUC Grand Crossing Facility) would provide power to the proposed Industry Business Center, and other electricity customers in the general area, including customers in the Grand Crossing development. The substation would have two transformers on the City-owned portion of the site, each with a capacity of 40 MW (D, Dantes, personal communication). There is potential for the substation to be expanded in the future by including an additional transformer of the same capacity.

Site Improvements

The Libbey Substation plan included these permanent components and/or actions:

- A 66 kilovolt (kV) City-owned electrical substation on the southern portion of the site and an SCE-owned substation, or yard, on the northern portion of the site
 - The entire substation complex would have an ultimate capacity of 120 megawatts (MW) of electricity
 - Both SCE and City-owned components would be constructed of steel and wood and have foundations
- A 700-foot cul-de-sac public access road connecting the site to Ferrero Parkway
- Relocation of the LACSD District 21 Outfall Trunk Sewer and abandonment of the existing outfall trunk sewer
- Removal of the UPRR spur from the eastern edge of the site
- Construction of an aboveground 66 kV SCE transmission line running from the intersection of Brea Canyon Road and Valley Boulevard to a substation near the intersection of Arenth Avenue and Anaheim and Puente Road (near South Azusa Avenue)



Temporary facilities and/or improvements included:

- A 5,080-foot temporary 12 kV aboveground line near the easternmost end of Lycoming Street along the border of the City of Industry and the City of Diamond Bar

¹ The California Independent System Operator (CAL-ISO) is a nonprofit corporation that operates the majority of California's wholesale power grid (California ISO 2010).

1. Introduction

- Upgrade of an existing switchyard at Old Ranch Road from three MW to seven MW of capacity
- Relocation of onsite 12 kV lines to accommodate the substation construction (creation of a temporary "shoofly")

A 66 kV supply line would enter the SCE yard from the west then enter the City-owned substation where it would be stepped down by transformers to 12 kV for distribution. The ground would be graded to slope generally toward the south to capture stormwater runoff and connect to an existing stormwater system located in Ferrero Parkway. The finished grade would be about 590 feet above sea level and the site would have a slope of 1.4 percent toward the southeast. The electrical equipment would be placed on pilings or concrete pads with curbs for accidental spill containment. The rest of the surface area of the substation would be covered with 6" of gravel. The equipment structures would vary in height up to 20 feet. The entire area would be secured with fencing and a gate. SCE would install additional fencing and a separate gate to enclose SCE equipment.

The exterior of the building housing the switchgear would have low-level lighting fixtures mounted on the building for night illumination. The yard would have manually-switched lighting that would not normally be on, except if needed for maintenance or emergency operations. All lighting circuits would have a photocell override to turn off lighting during the day. Since the facility would be unmanned, the substation would utilize a remote monitoring system. However, routine visual checks by the City are anticipated once or twice per day. Maintenance tasks such as cleaning and weed abatement would be scheduled monthly or quarterly. A private access road would connect to the public access road.

1.3.2 Project Actions Completed or Eliminated

The following actions from the previous plan of development have been completed or are no longer needed:

Actions Completed

- Construction of the public access cul-de-sac road from Ferrero Parkway to the project site (completed)
- Removal of the existing UPRR spur along the eastern edge of the site (completed)
- Upgrade of an existing switchyard at Old Ranch Road from three MW to seven MW of capacity (completed)
- Construction of a 5,080-foot temporary 12 kV line along border of Industry and Diamond Bar (completed)
- Construction of a 12 kV electrical interconnect at the proposed substation site (completed)
- Relocation of the LACSD District 21 Outfall Trunk Sewer along the northwestern part of the site and abandonment of the existing LACSD District 21 outfall trunk sewer (completed)

Actions No Longer Needed

- Construction of the 5.7-mile transmission line between the SCE substation component to the intersection of Arenth Avenue and Anaheim and Puente Road (no longer needed)
- Creation of a temporary 12 kV shoofly onsite (no longer needed)

1.3.3 Proposed Project

With the exception of the project components completed or eliminated and a few additional improvements, the IPUC Grand Crossing Facility would be constructed and operated in the same manner as the Libbey

1. Introduction

Substation. The specifications that have changed with the proposed plan of development for the facility are described here.

The redesigned site plan is seen in Figure 5, *Site Plan*. Changes and/or additional improvements to the site as part of the proposed IPUC Grand Crossing Facility include:

- Switching the location of the SCE-owned and City-owned substations (SCE substation on the northern portion of the site and the City substation on the southern portion of the site)
- Construction of a 1,218-foot long aboveground transmission line connecting the SCE portion of the substation to an existing SCE transmission line on Valley Boulevard, approximately 800 feet directly north of the proposed project site (shown in Figure 3 by the blue line)
 - All poles would be about 80 feet in height and constructed of wood and/or steel material
- A 12 kV switchgear structure would be built on the south part of the proposed City facility
 - This switchgear structure would connect to existing subterranean conduit lines in Waddingham Way to distribute electricity to existing and future users
- Realignment of the manholes on the relocated LACSD sewer easement to fit the grading
 - A 150-foot portion of the abandoned LACSD sewer pipe that travels underneath the proposed substation would be removed during construction
- Adjustment of the existing 12 kV SCE transmission line that traverses the site, and serves the existing interconnect, by SCE to align with the proposed substation (no temporary shoofly)
- Construction of two separately-routed fiber optic cables from the new Grand Crossing facility to SCE's existing fiber optic communications system. Two separate routes are needed to provide for protective relaying and other telecommunications requirements



The substation would be used to power the same facilities as before as well as the proposed Industry NFL football stadium, if needed.

There are no temporary facilities included in the proposed plan of development (D. Dantes, personal communication).

1.3.4 Project Phasing

The development of the electrical substation would be completed in a single phase and construction would commence upon final approval of the required permits. Construction is projected to begin in May 2010 and to be completed within 16 months. There would not be any temporary facilities.

1.4 EXISTING ZONING AND GENERAL PLAN

The site is currently zoned as industrial ("M") and is designated as industrial in the Industry General Plan.

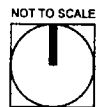
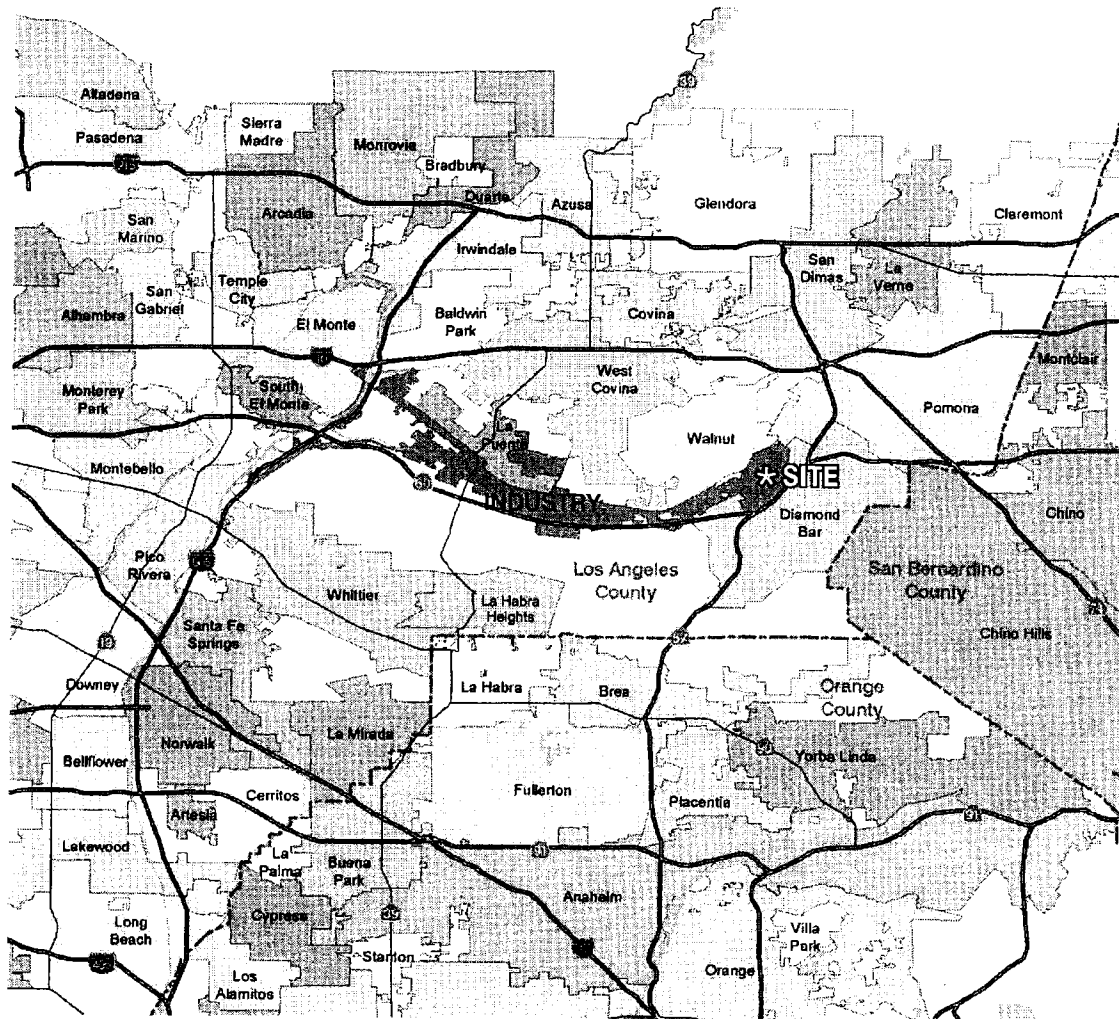
1. Introduction

1.5 CITY ACTION REQUESTED

The project applicant is requesting approval of the required permits for the development for the electrical substation and the associated necessary property improvements, including the construction of the connecting transmission line between the proposed substation and the existing transmission line northwest of the proposed site.

1. Introduction

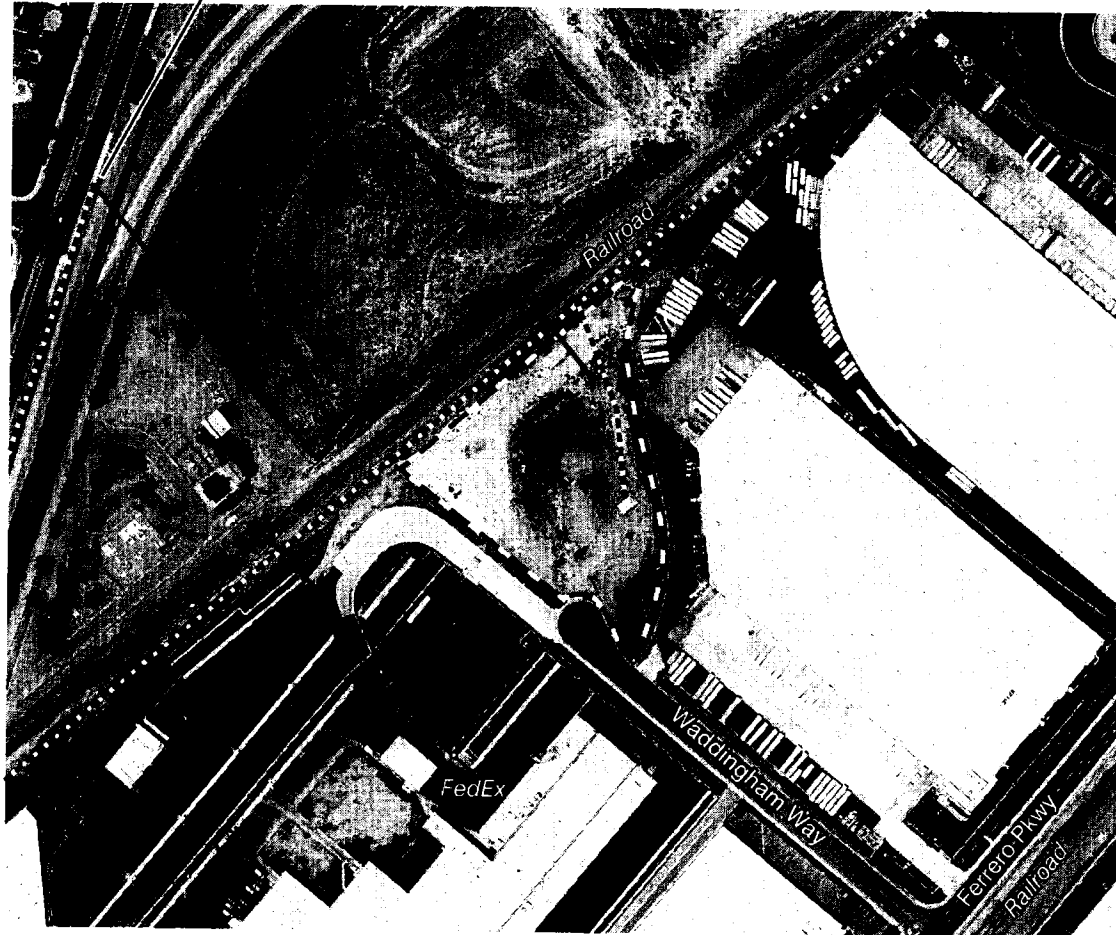
Regional Location



1. Introduction

Aerial Photograph

Existing 66 kV SCE Transmission Pole



- Site Boundary
- Existing 66kV Transmission Line
- Proposed Overhead 66kV Transmission Line

0 300
Scale (Feet)



Source: Google Earth Pro 2009

IPUC Substation Re-Design Initial Study

The Planning Center • **Figure 3**

1. Introduction

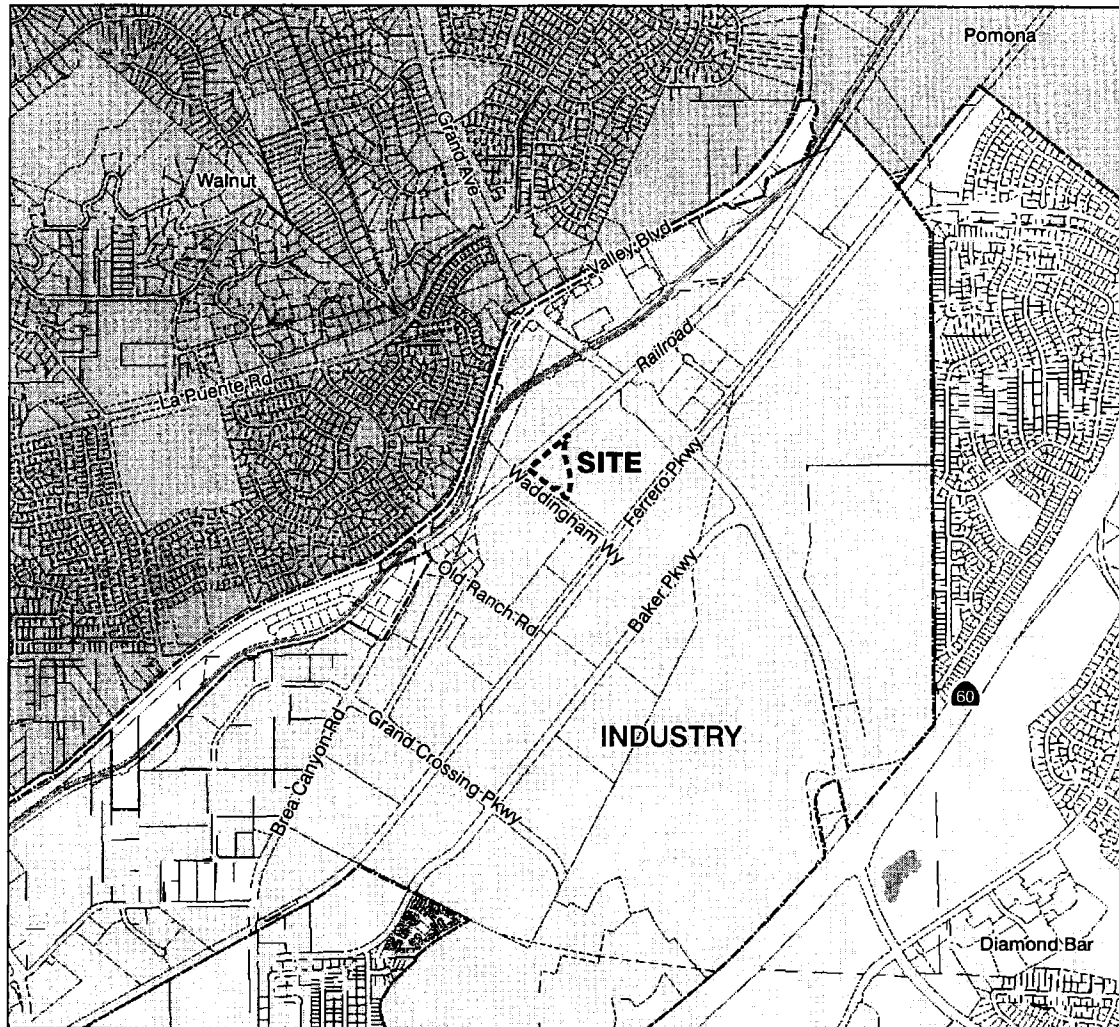
This page intentionally left blank.

1. Introduction

This page intentionally left blank.

1. Introduction

Local Vicinity



- Site Boundary
- City Boundaries

0 2,000
Scale (Feet)



1. Introduction

This page intentionally left blank.

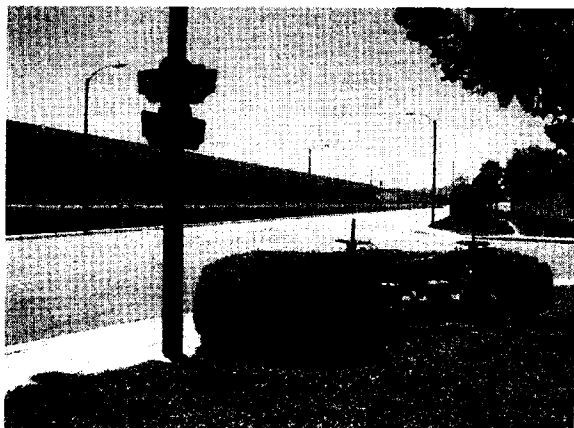
1. Introduction

Site Photographs



View of existing site from
Waddingham Way looking northeast.

View of existing site from
Waddingham Way looking north
with southeast property line.



View of Ferrero Parkway and
Waddingham Way intersection, to the
southwest of site.

1. Introduction

This page intentionally left blank.

1. Introduction

Site Photographs



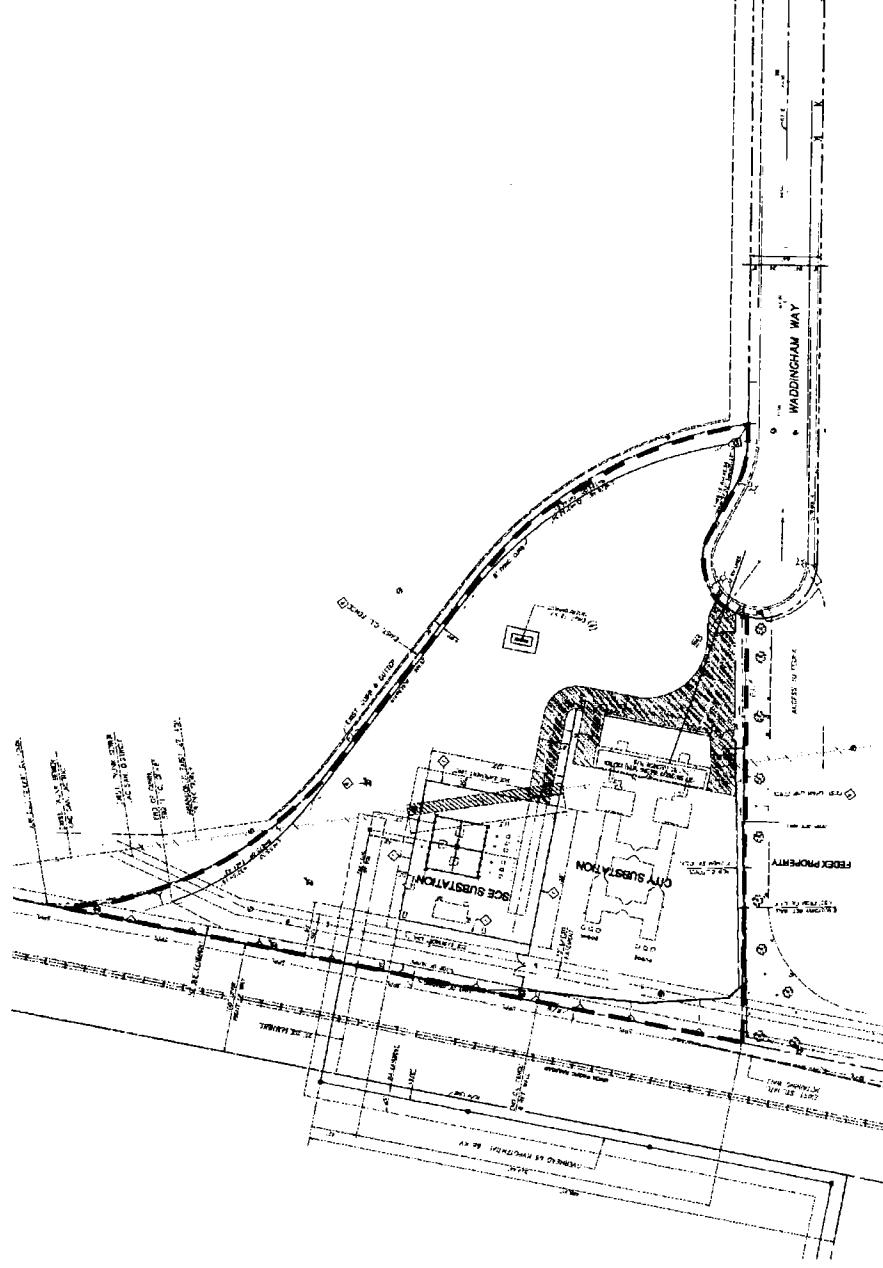
Industrial manufacturing land uses to the southeast of the proposed site.

View of site from Ferrero Parkway and Waddingham Way, showing FedEx shipping center entrance to the southwest of site and residential land uses to the northwest of site, across Valley Boulevard in Walnut.



1. Introduction

Site Plan



--- Site Boundary

Source: CNC Engineering 2009

IPUC Substation Re-Design Initial Study



0 150
Scale (Feet)



1. Introduction

This page intentionally left blank.

1. Introduction

This page intentionally left blank.

2. Environmental Checklist

2.1 BACKGROUND

1. Project Title: IPUC Grand Crossing Facility Substation Improvements

2. Lead Agency Name and Address:

City of Industry
15625 East Stafford, Suite 100
P.O. Box 3366
City of Industry, Ca 91744-0366

3. Contact Person and Phone Number:

Brian James, Senior Project Manager
Troy Helling, Associate Planner
626.333.2211

4. Project Location: 208 South Waddingham Way, southwest of Grand Avenue, south of the UP railroad and north of Ferrero Parkway, in the City of Industry, Los Angeles County.

5. Project Sponsor's Name and Address:

Industry Public Utilities Commission
15625 East Stafford Street, Suite 100
P.O. Box 3366
Industry, CA 91744

6. General Plan Designation: Industrial

7. Zoning: Industrial ("M")

8. Description of Project: With the exception of the project components completed or eliminated and a few additional improvements, the IPUC substation complex would be constructed and operated in the same manner as the Libbey Substation. The specifications that have changed with the proposed plan of development for the substation are described here.

Changes and/or additional improvements to the site as part of the proposed IPUC substation include:

- Switching locations of the SCE-owned and City-owned substations on the site
 - Construction of a 1,218-foot long aboveground transmission line connecting the SCE portion of the substation to an existing SCE transmission line on Valley Boulevard, approximately 800 feet directly north of the proposed project site
 - All poles would be about 80 feet in height and constructed of wood and/or steel material
- A 12 kV switchgear structure would be built on the south part of the proposed City facility



2. Environmental Checklist

- This switchgear structure would connect to existing subterranean conduit lines in Waddingham Way to distribute electricity to existing and future users
- Realignment of the manholes on the relocated LACSD sewer easement to fit the grading
 - A 150-foot portion of the abandoned LACSD sewer pipe that travels underneath the proposed substation would be removed during construction
- Adjustment of the existing 12 kV SCE transmission line that traverses the site, and serves the existing interconnect, by SCE to align with the proposed substation (no temporary shoofly)
- Construction of two separately-routed fiber optic cables from the new Grand Crossing facility to SCE's existing fiber optic communications system. Two separate routes are needed to provide for protective relaying and other telecommunications requirements

The substation would be used to power the same facilities as before as well as the proposed Industry NFL football stadium, if needed.

There are no temporary facilities included in the proposed plan of development (D. Dantes, personal communication).

-
- 9. Surrounding Land Uses and Setting:** The proposed substation is immediately surrounded by industrial land uses, specifically shipping and manufacturing operations. The UPRR track lies in an east to west direction north of the site. Regionally, the cities of Walnut and Diamond Bar are near the project site, to the north and south, respectively. The site has been disturbed in the past but is currently vacant except for SCE transmission lines running to the site from the east.

-
- 10. Other Public Agencies Whose Approval Is Required** (e.g., permits, financing approval, or participation agreement):

Los Angeles County Fire Department
Los Angeles County Building Department
Los Angeles County Health Services Department
South Coast Air Quality Management District
State Water Resource Control Board
Los Angeles County Planning and Public Works Department

2. Environmental Checklist

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

2.3 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.



2. Environmental Checklist

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.
-

2. Environmental Checklist

| Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| I. AESTHETICS: Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | | | X | |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | | X |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | X | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | X | |
| II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | | | | X |
| III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | | X |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | X | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | X | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | | X | |
| e) Create objectionable odors affecting a substantial number of people? | | | X | |
| IV. BIOLOGICAL RESOURCES: Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | | X |



2. Environmental Checklist

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|---|-------------------------------------|------------------|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | | X |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | X |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | | X |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | X |
| V. CULTURAL RESOURCES <i>Would the project:</i> | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | | X | | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | | X | | |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | X | | |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | X | | |
| VI. GEOLOGY AND SOILS <i>Would the project:</i> | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | X | |
| ii) Strong seismic ground shaking? | | | X | |
| iii) Seismic-related ground failure, including liquefaction? | | | X | |
| iv) Landslides? | | | | X |
| b) Result in substantial soil erosion or the loss of topsoil? | | | X | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | X | |

2. Environmental Checklist

| Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | | X |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | X |
| VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | | X |
| b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | X | |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | X |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | X |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | X |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | | X |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | X |
| VIII. HYDROLOGY AND WATER QUALITY. Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | | | X | |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | X | |



2. Environmental Checklist

| Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site | | | X | |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | | | X | |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | | | X | |
| f) Otherwise substantially degrade water quality? | | | | X |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | | X |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | | X |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | X | |
| j) Inundation by seiche, tsunami, or mudflow? | | | | X |
| IX. LAND USE AND PLANNING. Would the project: | | | | |
| a) Physically divide an established community? | | | | X |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | X |
| X. MINERAL RESOURCES. Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state? | | | | X |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |
| XI. NOISE. Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | X | |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | | | X | |

2. Environmental Checklist

| Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |
| XII. POPULATION AND HOUSING Would the project: | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | | X |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | X |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | X |
| XIII. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| a) Fire protection? | | | X | |
| b) Police protection? | | | | X |
| c) Schools? | | | | X |
| d) Parks? | | | | X |
| e) Other public facilities? | | | | X |
| XIV. RECREATION | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | | X |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | | X |



2. Environmental Checklist

| Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|--------------|
| XV. TRANSPORTATION/TRAFFIC. Would the project: | | | | |
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | | | | X |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | | | | X |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? | | | | X |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | X |
| e) Result in inadequate emergency access? | | | | X |
| f) Result in inadequate parking capacity? | | | | X |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | | | | X |
| XVI. UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
| a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board? | | | | X |
| b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | X |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed? | | | | X |
| e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | | X |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | X |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | | | | X |

2. Environmental Checklist

| Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| XVII. MANDATORY FINDINGS OF SIGNIFICANCE. | | | | |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | | | X |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | | | | X |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | | X |



2. Environmental Checklist

2.4 PRINTED REFERENCES

- California Department of Fish and Game. 2009. California Natural Diversity Database RareFind 3.1.
- Conestoga-Rovers and Associates. 2007. Libbey Glass Plant Closure, City of Industry, California.
http://www.craworld.com/en/services/resources/038281_LibbeyPlantClosure.pdf
- Gradient Engineers, Inc. 2002. Phase 1 Environmental Site Assessment Report, Portions of Assessor Parcel Number 8719-005-007, City of Industry, Los Angeles County, California.
- City of Industry. 1970. General Plan.
- Leighton Consulting, Inc. 2009, June 5. Geotechnical Exploration and Environmental Characterization for the Proposed City of Industry and Southern California Edison 66KV Substations, 208 South Waddingham Way, Southwest of Grand Avenue, Northwest of Ferrero Parkway, City of Industry, California.
- South Coast Air Quality Management District. 2007. Draft 2007 Air Quality Management Plan.

2.5 WEBSITES

- Airnav, 2009. Airport Information for Industry, California. <http://www.airnav.com/airports/get>.
- California Department of Conservation. 2008. Farmland Mapping and Monitoring Program.
<http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>.
- California Department of Transportation. 2007. California Scenic Highway Mapping System.
http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm.
- California Geological Survey. 1999, March 25. State of California Seismic Hazard Zones, San Dimas Quadrangle. http://gmw.consrv.ca.gov/shmp/download/pdf/ozn_sdim.pdf.

3. *Environmental Analysis*

Section 2.3 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

3.1 **AESTHETICS**

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The project site is in an area zoned Industrial by the City of Industry and it is surrounded by industrial development. SCE-owned transmission lines currently traverse the site from the east to west. There are no scenic highways within the project area and the nearest residences that would be impacted by a disturbed scenic view are about 800 feet to the west of the site, across Valley Boulevard. These residences are bordered by a sound wall and vegetation that limit the visual impacts of the surrounding industrial development.

The proposed redesigned IPUC substation would include switching the proposed SCE and City portions of the substation complex, the construction of a 12 kV switchgear structure, the realignment of the existing relocated LACSD trunk sewer, the removal of 150 feet of the abandoned LACSD trunk sewer, the adjustment of existing SCE transmission lines onsite, and the construction of a connecting transmission line between the proposed substation and an existing transmission line/substation northwest of the project site on Valley Boulevard. Due to the industrial nature of the surrounding development and the similarity between this substation proposal and the previously proposed Libbey Substation, the construction of the project would not have a substantial impact on the visual character of the site. The residential land uses to the north may have some obstructed views due to the proposed 1,218-foot aboveground transmission line that would run from the substation to Valley Boulevard. Photo simulations of what the lines would look like as proposed from the perspective of the residences along Valley Boulevard are shown in the visual simulation photos in Figure 6, *Visual Simulations from Muirfield Lane*, and Figure 7, *Visual Simulations from Viewpoint Lane*. Since a length of transmission line already runs through this area, the views of the site from the residences on Valley Boulevard would not change substantially. Project-related impacts on scenic vistas are less than significant and no mitigation measures are necessary.



b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. There are no scenic highways in the project area. The nearest scenic highway is State Route 2, about 25 miles to the northwest of the site (Caltrans 2007). There are no impacts and mitigation measures are not necessary.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. The existing character of the site is industrial in nature. Although the site is vacant, an existing SCE transmission line crosses the site from the northwest to the southeast. The surrounding buildings are used for industrial manufacturing, shipping, and/or storage. The proposed redesigned IPUC substation would include switching the proposed SCE and City portions of the substation complex, the construction of a 12 kV switchgear structure, the realignment of the existing relocated LACSD trunk sewer, the removal of 150 feet of the abandoned LACSD trunk sewer, the adjustment of existing SCE

3. Environmental Analysis

transmission lines onsite, and the construction of a connecting transmission line between the proposed substation and an existing transmission line/substation northwest of the project site on Valley Boulevard. The proposed substation and connecting transmission line would be similar to the previously proposed Libbey Substation and would not change the existing character of the site. Visual impacts to the industrial character of the area would not be significant and no mitigation measures are required.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The proposed redesigned IPUC Substation would have exterior lighting mounted to the substation towers and ancillary structures. The grounds would have pole-mounted fixtures equipped with a manual switch. These pole-mounted lights would only be on if needed for emergency or maintenance operations. All lighting circuits would have a photocell override to turn off the lights during the day. Due to the presence of nighttime lighting from the surrounding industrial development, and the distance to the nearest residence (approximately 800 feet), the proposed project is not anticipated to introduce substantial light or glare impacts in the project area. No substantial lighting impact is anticipated as a result of the project implementation. No mitigation measures are necessary.

3.2 AGRICULTURE RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The substation site and transmission line route have no agricultural resources and the property is not zoned for agricultural uses (California Department of Conservation 2008). There are no agricultural uses in the immediate vicinity. No mitigation measures are necessary.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The substation site and transmission line route are not on land that is part of a Williamson Act contract and are not zoned for agricultural uses. There are no agricultural uses in the immediate vicinity. No mitigation measures are necessary.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. The substation site and transmission line route have no agricultural resources and are not zoned for agricultural uses. There are no agricultural uses in the immediate vicinity that would be impacted by the proposed development. No mitigation measures are necessary.

3. Environmental Analysis

Visual Simulations from Muirfield Lane



Existing viewshed from the residential land uses in Walnut (Muirfield Lane), looking at the site from the northwest.



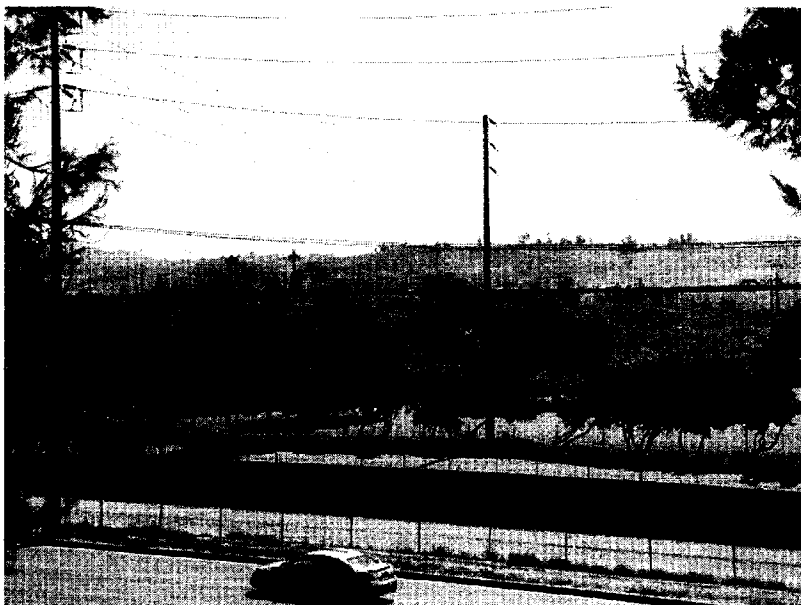
View from Muirfield Lane with simulation of the proposed transmission lines connecting to the existing 66 kV cantilever pole on Valley Boulevard.

3. Environmental Analysis

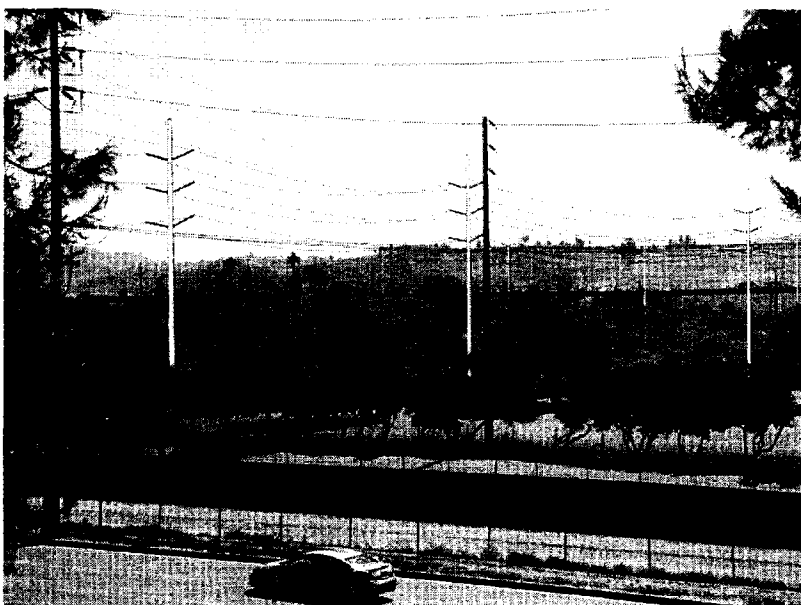
This page intentionally left blank.

3. Environmental Analysis

Visual Simulations from Viewpoint Lane



Existing viewshed from the residential land uses in Walnut (Viewpoint Lane), looking at the site from the northwest.



View from Viewpoint Lane with simulation of the proposed transmission lines connecting to the existing 66 kV cantilever pole on Valley Boulevard.

3. Environmental Analysis

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact. The proposed substation site is not included on a list of hazardous materials sites. No impacts would occur as a result of the proposed project. No mitigation measures are necessary.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. The IPUC substation project site is not located within an airport land use plan or within two miles of a public airport. The nearest airport, Brackett Field in La Verne, is located approximately 5.7 miles to the northeast of the substation site. No impacts would occur as a result of the proposed project. No mitigation measures are necessary.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. The IPUC substation project site and the permanent transmission line route are not located in the vicinity of a private airstrip and would not result in any airport-related hazards. The nearest private airstrip is the City of Industry Recreation Center heliport, 5.35 miles to the west of the project site (AirNav 2009). Therefore, no impacts are anticipated as a result of the proposed project. No mitigation measures are necessary.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact. The proposed redesigned IPUC substation would include switching the proposed SCE and City portions of the substation complex, the construction of a 12 kV switchgear structure, the realignment of the existing relocated LACSD trunk sewer, the removal of 150 feet of the abandoned LACSD trunk sewer, the adjustment of existing SCE transmission lines onsite, and the construction of a connecting transmission line between the proposed substation and an existing transmission line/substation northwest of the project site on Valley Boulevard. As currently proposed, the IPUC Substation would not include the 5.7-mile transmission line or the proposed public access road, which has already been constructed. The proposed IPUC substation would not change the traffic circulation patterns in the project vicinity. The current site design of the substation allows for adequate emergency access and evacuation in the event of emergency. The proposed project would also be reviewed by the Los Angeles County Fire Department for adequate emergency access. Therefore, impacts to emergency response plans or emergency evacuation plans would not occur. No mitigation measures are necessary.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

No Impact. There are no wildlands adjacent to the IPUC substation site. No significant risk of injury, loss, or death involving wildland fires would occur as a result of the proposed project. No mitigation measures are necessary.



3. Environmental Analysis

For the Initial Study completed in 2003 for the Libbey Substation project, a search of government databases was conducted by Gradient Engineers, Inc., using Environmental FirstSearch (FirstSearch) environmental database report system. According to the FirstSearch report, the site was not identified on any of the databases (Gradient 2002).

The U.S. Environmental Protection Agency (USEPA) maintains lists of information pertaining to reported leaking underground storage tanks (LUST) in the state. The database search identified one LUST facility within 0.50 miles of the project site. The Walnut Valley Water District (4), 271 Brea Canyon Road, is located approximately 0.45 mile to the southwest of the project site. However, the LUST case was closed on October 15, 1996. No evidence of onsite oil wells or oilfield-related facilities was observed on this project site.

No evidence of underground storage tanks (UST), such as vent lines, fill or overfill ports was observed on the substation site. One aboveground storage tank (AST) existed previously to the southwest of the site but this has since been removed. It was used for fire suppression at the previous Libbey Glass manufacturing plant.

There was also no evidence of polychlorinated biphenyls (PCBs), waste disposal, or dumping. However, a small area of staining and discolored soil was observed along the railroad spur. The staining appears to be limited to the soil surface.

In 2009, an environmental assessment was conducted for the IPUC Substation to determine any existing soil contamination. Twelve samples were collected from three locations at depths of 0.5, 2, 5, and 10 feet. The soil samples were analyzed for heavy metals, organochlorine pesticides, polychlorinated biphenyls, and total petroleum hydrocarbons. None of these contaminants were found to be in concentrations over thresholds established by the Environmental Protection Agency or the California Department of Toxic Substance Control.

The substation equipment does include the use of sealed oil filled transformers that may contain up to 600 gallons of oil. The concrete pads underneath the transformers would have curbing to contain the oil in the unlikely event of a breach of a transformer as a standard spill prevention measure. Also, if treated wooden poles are installed for any portion of the temporary line, the poles would be properly disposed after removal.

The electromagnetic fields produced by power lines have been studied in the past to determine their potential to cause harm to humans. No substantial evidence has been provided to prove a link between electromagnetic fields and damage to human health. Furthermore, the previously proposed 5.7-mile transmission line is no longer proposed and the distance between the nearest residences to the proposed transmission lines (160 feet) and substation site (900 feet) and the relatively low level of kV running through this system, hazardous effects on the public or environment would be considered less than significant. No mitigation measures are necessary.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. There are no schools located within one-quarter mile of the substation project site. Walnut High School, 0.9 mile to the northeast, is the closest school to the substation site. No significant impacts to schools would occur as a result of project implementation. No mitigation measures are necessary.

3. Environmental Analysis

moderately dense, dry or saturated granular soils. Seismic-induced settlement could lead to settlement impacts on the proposed electrical substation. However, since the soils on the project site are mostly dense clays and silts, there is little risk for soil settlement.

Lateral spreading potential is considered to be very low for the sloping ground characteristics. In addition, lateral spreading usually occurs when adjacent soils are liquefied or are susceptible to movement. The soils onsite are not susceptible to these conditions and it is unlikely lateral spreading would occur.

Landslide prone areas are identified on the CGS seismic hazard maps for the San Dimas Quadrangle. The site is not located in an area susceptible for landslides.

Meeting building safety code specifications and following established safety procedures would additionally reduce seismically and nonseismically induced soil impacts. No mitigation measures are necessary.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact. Development of the proposed project would be subject to established engineering standards regarding soil compaction. No significant impacts from expansive soils would occur as a result of the proposed project. No mitigation measures are necessary.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. Implementation of the proposed project would not require the installation of a septic tank or alternative wastewater disposal system. No significant impacts to the current wastewater disposal system would occur as a result of the proposed project. No mitigation measures are necessary.



3.7 HAZARDS AND HAZARDOUS MATERIALS

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

No Impact. The proposed redesigned IPUC substation would include switching the proposed SCE and City portions of the substation complex, the construction of a 12 kV switchgear structure, the realignment of the existing relocated LACSD trunk sewer, the removal of 150 feet of the abandoned LACSD trunk sewer, the adjustment of existing SCE transmission lines onsite, and the construction of a connecting transmission line between the proposed substation and an existing transmission line/substation northwest of the project site on Valley Boulevard. The proposed project would not use or maintain hazardous materials in its operations. No significant impacts from the transport, use or disposal of hazardous materials would occur as a result of the proposed project. No mitigation measures are necessary.

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. Historically, the proposed project site was used as agricultural land. However, according to the review of historical aerial photos, the project site has been vacant, undeveloped land since approximately 1960.

3. Environmental Analysis

The map that covers the substation project area (San Dimas 7.5-minute quadrangle) indicates that this project site is not located in a liquefaction zone. The risk for liquefaction would be considered less than significant. No mitigation measures are necessary.

iv) Landslides?

No Impact. The California Department of Conservation is mandated by the Seismic Hazards Act of 1990 to identify and map the state's most prominent earthquake hazards, including hazard areas that are at risk for earthquake-induced landslides (CGS 1999). As stated in Section 3.6a(iii) above, seismic hazard maps have been updated for areas in southern California, including the City of Industry. If the project site were located in one of the landslide hazard areas, the City of Industry is required to prepare a geotechnical report defining and delineating landslide hazards in the project area. The proposed project component sites are not identified as a landslide hazard area. No mitigation measures are necessary.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The proposed redesigned IPUC substation would include switching the proposed SCE and City portions of the substation complex, the construction of a 12 kV switchgear structure, the realignment of the existing relocated LACSD trunk sewer, the removal of 150 feet of the abandoned LACSD trunk sewer, the adjustment of existing SCE transmission lines onsite, and the construction of a connecting transmission line between the proposed substation and an existing transmission line/substation northwest of the project site on Valley Boulevard. Development of the proposed project would be similar in nature to the previously proposed Libbey Substation and would have limited exposure of onsite soil during construction. However, since the substation site is relatively flat and standard erosion and dust control measures would be incorporated into the construction process, erosion that could occur onsite as a result of the proposed project is anticipated to be less than significant. Furthermore, the size of the area where grading activities would occur is relatively small and the impact would not be considered significant.

The proposed pole locations would require limited boring of holes and placement of concrete at some of the permanent pole locations. This would displace some soil; however, the amount of displaced soil is anticipated to be minimal, and not expected to result in soil erosion. No mitigation measures other than adherence to standard procedures for control of site preparation and grading operations would be necessary.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. Soils may have susceptibility to becoming unstable, depending on their type, the depth of groundwater, and the potential for seismic ground shaking. When structures are placed on these soils the weight may increase the potential for compressibility or subsidence or they may be damaged if the tops layers of soil were to move because of a landslide, lateral spreading, or liquefaction. As mentioned in Section 3.6(a)(iii), liquefaction is not considered a concern for the site.

In general, the onsite soil consists of stiff to very stiff clay and silt and medium dense to very dense silty sand and clayey sand within the upper 30 feet. This alluvial soil is was determined to be slightly to moderately compressible based on analysis in the geotechnical report (Leighton 2009).

Seismic-induced settlement, which could cause ground subsidence or collapse, would be likely to occur when liquefaction occurs below the groundwater (liquefaction-induced) or above the groundwater in loose to

3. Environmental Analysis

Los Angeles Basin, and interbedded with, or resting on volcanic rocks. Numerous faults have been mapped within the Southern California region, several of which are in the vicinity of the subject site.

The geotechnical report prepared for this proposed project by Leighton Consulting, Inc., indicates that the major active and potentially active fault systems that could produce significant ground shaking at the proposed project site include the San Jose, Chino-Central Avenue, Puente Hills Blind Thrust, Whittier, Sierra Madre, and Cucamonga faults. There are no active or potentially active faults on the site itself. The nearest fault to the substation site is the San Jose Fault, about two miles to the north. The proposed project components are not located within an Alquist-Priolo Zone. Based on the available data, the hazard of fault-induced ground rupture at the proposed substation site is considered low. No significant impacts are anticipated as a result of project development. No mitigation measures are necessary.

ii) Strong seismic ground shaking?

Less Than Significant Impact. One of the predominant effects of an earthquake is ground shaking. Similar to the rest of southern California, the project site is subject to ground shaking and potential damage in the event of seismic activity. The major active and potentially active fault systems that could produce significant ground shaking at the site include the San Jose, Chino-Central Avenue, Puente Hills Blind Thrust, Whittier, Sierra Madre, and Cucamonga faults. The potential impacts of seismic ground shaking at the proposed project component sites are considered high. However, in the southern California region, there is no realistic way in which the seismic shaking hazard can be avoided. Appropriate measures to mitigate and minimize the effects of earthquakes are included in the California Building Code (CBC) for projects of this nature, with specific provisions for seismic design. Adherence to the regulations of CBC and the current grading codes is expected to mitigate the effects of ground shaking to below a level of significance. No additional mitigation measures are necessary



iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction occurs when loose, saturated sand or gravel deposits behave similar to liquids, losing bearing strength when subjected to intense shaking. Similar to much of the available land in the City of Industry, the proposed project site is located in an area of consolidated and unconsolidated sediments consisting of silts, sands, and clay. The depth of these sediments at the project site has not been determined. Unconsolidated silts, sands, and clay may produce surface cracking, differential settlement, and, depending upon groundwater depth, liquefaction during high intensity ground shaking. The geotechnical report prepared for this proposed project found that groundwater occurs at depths ranging from 24.5 to 36.5 feet below the existing ground surface (Leighton 2009). Although one area that was analyzed had a higher groundwater level (5 feet below ground surface), this area has a thick layer of clay, which is considered to be unsusceptible to liquefaction.

The California Department of Conservation is mandated by the Seismic Hazards Act of 1990 to identify and map the state's most prominent earthquake hazards, including areas where earthquakes are likely to cause shaking, liquefaction or other ground failure. The California Geologic Survey has seismic hazard maps for portions of southern California, including the area covering the City of Industry. The most recent maps were released on March 25, 1999 (CGS 1999). Cities and counties, or other local permitting authority, must regulate certain development "projects" within these seismic hazard zones. If a project site is located in one of these zones, development permits must be withheld until the geological and soil conditions of the project site are investigated and appropriate mitigation measures, if any, are incorporated into development plans.

3. Environmental Analysis

Mitigation Measure

The following mitigation measure shall be added as a condition of approval in the development plan:

1. Should previously unidentified archaeological resources be uncovered during site preparation, grading, or excavation, work shall be stopped for a period not to exceed 14 days and a qualified archaeological consultant meeting the Secretary of the Interior's Professional Qualifications Standards (48 Federal Register 44738-39) shall be retained to assess the find(s). Any significant archaeological resources found shall be preserved as determined necessary by the project archaeologist and offered to a local museum.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact with Mitigation. The cultural resources investigation of the substation location conducted by McKenna referenced above found no evidence of prehistoric cultural resources. According to this report there have been other discoveries made during construction activities nearby at the intersection of Valley Boulevard and Grand Avenue and given the information noted in Section 3.5 (a), it is recommended that some level of monitoring be conducted during construction to protect potentially significant resources if found. The identification of archaeological remains at this location would not necessarily be considered significant. See Mitigation Measure #1 above.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact with Mitigation. No paleontological resources or geologic features have been identified on the project site that would be considered unique. However as suggested in the above sections, it is recommended that some level of monitoring be conducted during construction to protect potentially significant resources if found. See Mitigation Measure #1 above.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact with Mitigation. No human remains are known to exist on or near the project site; however, because there is a possibility that the site could yield historical remains, it is recommended that some level of monitoring be conducted during construction to protect potentially significant resources if found (see mitigation measure #1 above).

3.6 GEOLOGY AND SOILS

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact. Fault rupture occurs when a building sits on top of an active fault that displaces in two separate directions during the earthquake. The project site is in the valley between the San Jose and Puente Hills. These foothills are underlain by sediments associated with the infilling of the

3. Environmental Analysis

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

No Impact. The various project components are not located within any wildlife corridor or native wildlife nursery site. No significant impacts to native fish or wildlife would occur as a result of the proposed project. No mitigation measures are necessary.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

No Impact. The proposed project would not conflict with any local policies or ordinances protecting biological resources. No impacts would occur as a result of this project. No mitigation measures are necessary.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

No Impact. The proposed project would not conflict with any adopted habitat conservation plan, natural community conservation plan, or other approved plans. No impacts would occur as a result of the proposed project. No mitigation measures are necessary.

3.5 CULTURAL RESOURCES

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?**



Less Than Significant Impact with Mitigation. Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be "historically significant" if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

A cultural resources investigation of the site was conducted by McKenna et al. in January 2003 (Appendix A) for the previously proposed site plan. No evidence of historical resources as defined above were identified but the substation site location does have some potential to yield buried historic resources because of the proximity to the historic Currier Ranch complex. Since there is no indication that if remains were found they would be historically significant, it is recommended that some level of monitoring be conducted during construction to protect potentially significant resources if found.

3. Environmental Analysis

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The closest residential, or sensitive, land uses are approximately 800 feet to the north of the project site. The proposed project would generate some localized, short-term air pollution related to construction, as described in Section 3.3b, and since vehicle emissions from operation of the substation would occur infrequently, impacts are not considered significant. No mitigation measures are necessary.

e) Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. The only potential odors associated with the proposed project would be from the occasional use of diesel equipment associated with construction of the substation and access road. These odors, if perceptible, are common in an urban environment, easily dispersed by wind, and would be of very limited duration. Furthermore, because the project site is located in an isolated industrial area approximately 800 feet from the nearest residential receptors, an odor impact would not be considered significant. No mitigation measures are necessary.

3.4 BIOLOGICAL RESOURCES

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The IPUC substation project site is currently vacant but highly disturbed. One existing transmission line traverses the site and it is adjacent to industrial properties, railroads, and streets. No significant biological habitat, sensitive or special status species exist in the project areas (CDFG 2009). No significant impacts would occur as a result of the proposed project. No mitigation measures are necessary.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. Although the site is currently vacant, it has been highly disturbed in the past and is surrounded by industrial and commercial development. There are no sensitive communities identified on or near the proposed project site. The closest waterway, the San Jose Creek channel, is located approximately 750 feet to the northwest of the site. The creek is channelized and there would be no impacts to riparian habitat or other sensitive natural communities. No mitigation measures are necessary.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. There are no wetlands located onsite or in the SCE transmission line right-of-way. There would be no impacts and no mitigation measures are necessary.

3. Environmental Analysis

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The proposed project would not result in a conflict with any applicable air quality plan. Consistency with the Air Quality Management Plan (AQMP) is determined by the inclusion of the proposed project in a general plan that is consistent with the AQMP. The land uses contained within the City of Industry's General Plan are assumed in developing regional projections, including traffic and air quality. Because the proposed project does not require an amendment to the general plan, it is consistent with the AQMP. No mitigation measures are required.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less Than Significant Impact. Project-related emissions are considered to have a significant effect on the environment if they result in concentrations that create either a violation of an ambient air quality standard or contribute to an existing air quality violation. Should ambient air quality already exceed existing standards, the South Coast Air Quality Management District (SCAQMD) has established specific significance criteria to account for the continued degradation of local air quality. Construction activities of the proposed project would have a short-term impact on air quality. Long-term air quality impacts are those associated with the change in usage of the project site. The greatest air quality impact of the site is expected to be from short-term construction activities and from mobile emissions. There would be very few emissions related to operation of the proposed project. Service trips to and from the proposed project would occur at most once a day.



Onsite grading and construction activity would result in some air pollutant and dust emissions but these impacts would be less than significant. Dust emissions would be reduced through practices enforced by Rule 403, which requires watering the site to partially mitigate the impacts of construction-generated dust, covering of transported earth, and spraying wheels and lower portions of transport trucks with water before leaving the construction site. Impacts on air quality standards would be less than significant.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less Than Significant Impact. Project-related emissions are considered to have a significant effect on the environment if they result in concentrations that create either a violation of an ambient air quality standard or contribute to an existing air quality violation. Should ambient air quality already exceed existing standards, the SCAQMD has established specific significance criteria to account for the continued degradation of local air quality. The Southern California Air Basin is designated as nonattainment for federal and California standards for O₃, PM₁₀, and PM_{2.5} (SCAQMD 2007). Similar to the previous plan of development for the Libbey Substation, implementation of the proposed project would increase emission levels of these pollutants but it would be at a level that is less than significant. The majority of the emissions of criteria pollutants O₃, PM₁₀, and PM_{2.5} would occur during the construction phase of the project and would therefore be temporary. Operation of the substation would generate infrequent vehicle trips, mainly for substation service, and would not create a significant source of air contaminant emissions. Impacts related to the cumulative emission of nonattainment air contaminants would be less than significant.

3. Environmental Analysis

This page intentionally left blank.

3. Environmental Analysis

3.8 HYDROLOGY AND WATER QUALITY

a) Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. The Regional Water Quality Control Board (RWQCB), Los Angeles Region, under authority of the State Water Resources Control Board (SWRCB), has the authority for permitting of waste discharges to land or surface waters (CA Water Code Section 13260). The regulations require specific categories of industrial facilities which discharge stormwater to defined waters of the state to obtain a National Pollutant Discharge Elimination System (NPDES) permit. Additionally, the NPDES stormwater management program also calls for the implementation of Best Management Practices (BMPs) to the "...maximum extent practicable..." in dealing with nonpoint sources of pollution. BMPs consist of activities, practices and/or procedures that reduce nonpoint sources of pollution such as: urban runoff, including automotive by-products, trash, food wastes; landscape and agricultural runoff, including pesticides and fertilizers; and runoff from construction sites.

For construction of projects over one acre in size, the Los Angeles Regional RWQCB permit requires: a Stormwater Pollution Prevention Plan (SWPPP) which specifies BMPs that would prevent all construction pollutants from contacting storm water and with the intent of keeping all products of erosion from moving off-site into receiving waters; the elimination or reduction of non-storm water discharges to storm sewer systems and other waters of the State; and a monitoring program to inspect all BMPs.

The proposed substation and access road would be constructed on an undeveloped parcel greater than one acre; therefore, the above-mentioned requirements for a SWPPP are mandatory. With the implementation of the SWPPP, the proposed project would not have a significant impact on water quality. No mitigation measures are necessary.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less Than Significant Impact. The proposed substation area is currently undeveloped. Small portions of the substation site would be covered with impervious concrete pads. The increased runoff from the impervious surfaces would slightly reduce overall groundwater recharge. However, the amount would not be considered significant. Therefore, no significant impacts to the local groundwater table level would occur as a result of the proposed project. No mitigation measures are necessary.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.

Less Than Significant Impact. The main watercourse in the project vicinity is the San Jose Creek, located approximately 700 feet to the northwest of the IPUC substation site. This project site is currently undeveloped, and would be graded toward the south to capture any anticipated runoff in a storm water collection system provided by the public access road and tied to the storm water system in Ferrero Parkway to the south. The substation site currently slopes gently to the northeast but any surface flows are typically directed along the rail line on the northern boundary of the site and into San Jose Creek. The surface material in the substation area would be mostly gravel, which would slightly reduce the potential runoff from the proposed project but keep the soil in place. However, this amount of runoff including that from the paved

3. Environmental Analysis

access road would be considered negligible, and would not result in substantial erosion or siltation on- or off-site. No mitigation measures are necessary.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

Less Than Significant Impact. As stated in 3.8 (c) above, implementation of the proposed project would result in a slight increase in surface water runoff; however, much of the substation site will not contain impervious surfaces and therefore slow the rate of stormwater leaving the site. The site would be appropriately graded to avoid a substantial increase in runoff and the access road has catch basins to collect storm water and direct it to the existing stormwater system in Ferrero Parkway. These measures would ensure a less than significant impact. No mitigation measures are necessary.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**

Less Than Significant Impact. Gravel in the substation area would lessen the potential for significant runoff and a stormwater collection system would capture that runoff. As stated, this stormwater collection system would be tied to an existing system located in Waddingham Way. Most of the surrounding area is experiencing new development that includes adequately designed off-site stormwater collection facilities, which have been addressed in previous CEQA documentation (Industry East Environmental Impact Report). Therefore, no significant impact would occur as a result of the proposed project. No mitigation measures are necessary.

- f) Otherwise substantially degrade water quality?**

No Impact. Implementation of the proposed project would not directly or indirectly result in a decrease in water quality. No significant impacts would occur as a result of the proposed project. No mitigation measures are necessary.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

No Impact. The proposed project does not involve construction of any housing. The project site is not located within a 100-year floodplain as indicated on the FEMA Flood Insurance Rate Map. No impacts would occur as a result of the proposed project. No mitigation measures are necessary.

- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

No Impact. The project site is not located within a 100-year floodplain as indicated in Section 3.8 (g) above. No impacts would occur as a result of the proposed project. No mitigation measures are necessary.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

Less Than Significant Impact. There are dams in the region that could create flooding impacts; however, of the 13 dams in the greater Los Angeles area that moved or cracked during the 1994 Northridge earthquake, none were severely damaged. This low damage level was due in part to completion of the retrofitting of dams and reservoirs pursuant to the 1972 State Dam Safety Act.



3. Environmental Analysis

There are no levees or dams within close proximity of the project vicinity. No impacts involving flooding due to a levee or dam failure would occur as a result of the proposed project. No mitigation measures are necessary.

j) Inundation by seiche, tsunami, or mudflow?

No Impact. A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam or other artificial body of water. The project site is located several miles inland and there are no substantially large water tanks in the area (i.e., municipal water supply) that could create flooding impacts. No water bodies or mudflow hazards have been identified in the project area. No impacts would occur as a result of the proposed project. No mitigation measures are necessary.

3.9 LAND USE AND PLANNING

a) Physically divide an established community?

No Impact. The area surrounding the proposed project component sites is primarily industrial and vacant land that has been designated for industrial land uses for many years. No established community would be disrupted or divided by the proposed project. Therefore, no impacts would result from the project. No mitigation measures are necessary.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The project component sites are currently designated Industrial by the City of Industry General Plan. The current zoning designation is M-Industrial. The proposed project is consistent with existing zoning and land use designations and would not require a General Plan amendment or Zone Change. The project would not conflict with any adopted environmental plans or policies. No significant impacts would occur as a result of the proposed project. No mitigation measures are necessary.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. There is no habitat conservation plan or natural community conservation plan in the project area. No impacts would occur as a result of the proposed project. No mitigation measures are necessary.

3.10 MINERAL RESOURCES

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. No mineral resources that would be of value to the region or the residents of the state have been identified on the project sites or within their vicinity. No significant impacts would occur as a result of the proposed project. No mitigation measures are necessary.

3. Environmental Analysis

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact. No mineral resource recovery sites on the project sites or within their vicinity have been delineated in the City of Industry General Plan. No significant impacts would occur as a result of the proposed project. No mitigation measures are necessary.

3.11 NOISE

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less Than Significant Impact. In the short term, a temporary increase in noise levels could result from the construction of the proposed project. However, this increase in noise would cease once the substation has been constructed. Operation of the substation would generate some intermittent low-level noise and occasional noise from maintenance vehicles, but the nearest residential use is about 800 feet away and the substation site is surrounded by industrial uses and active railroad lines. Since the noise level increase would be minimal, no significant impacts would occur. No mitigation measures are necessary.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

Less Than Significant Impact. Excessive groundborne vibration is typically caused by activities such as blasting used in mining operations, or the use of pile drivers during construction. The project would not require any blasting activities, only typical construction activities, including boring holes and trenching. Therefore, no significant impacts would occur as a result of the proposed project. No mitigation measures are necessary.



- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact. The proposed project would involve the redesign of an electrical substation and installation of a connecting transmission line. As stated above in Section 3.11 (a) operation of the substation would generate some intermittent low level noise (humming) but would not generate a significant increase in ambient noise levels. Therefore, no significant impacts would occur as a result of the proposed project. No mitigation measures are necessary.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact. As stated in Section 3.11(a) and (b) above, the permanent and temporary noise levels would be minimal. No significant impacts would occur. No mitigation measures are necessary.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. The project sites are not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest airport, Brackett Field in La Verne, is located approximately 5.7 miles to the northeast of the IPUC substation site. No mitigation measures are necessary.

3. Environmental Analysis

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. There are no private airstrips located within two miles of the project sites. No impacts would occur and no mitigation measures are necessary.

3.12 POPULATION AND HOUSING

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

No Impact. The project proposes the redesign of an electrical substation and a connecting transmission line. No new housing or infrastructure would be created as a result of the proposed project. No significant increase in population growth would occur as a result of the proposed project. In addition, the substation would primarily accommodate industrial development that was previously approved. Therefore, no significant impacts would result from implementation of the proposed project. No mitigation measures are necessary.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The project proposes the redesign of an electrical substation and a connecting transmission line on currently vacant land. It would not displace any housing. Therefore, the proposed project would not require the construction of replacement housing. No significant impacts would occur as result of the proposed project. No mitigation measures are necessary.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No Impact. The project proposes the redesign of an electrical substation and a connecting transmission line. The project would not displace any people and would therefore not require the construction of replacement housing. No significant impacts would occur as result of the proposed project. No mitigation measures are necessary.

3.13 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) **Fire protection?**

Less Than Significant Impact. The proposed project would involve the redesign of an electrical substation and a connecting transmission line. The project would be subject to approval by the Los Angeles County Fire Department, which has sufficient personnel to serve the proposed project component sites. No significant impacts would result from project implementation. No mitigation measures are necessary.

3. Environmental Analysis

b) Police protection?

No Impact. No new public safety issues would result from implementation of the proposed substation and a connecting transmission line. There would not be any permanent workers onsite to increase the population in the Los Angeles County Sheriff's Department's (LACoSD) service area. In the event of an emergency, the LACoSD would continue to provide service to the project area. No significant impacts would occur as a result of the proposed project. No mitigation measures are necessary.

c) Schools?

No Impact. The proposed project does not involve residential development and would not increase demand on local schools. No impacts to school attendance would result from the proposed project. No mitigation measures are necessary.

d) Parks?

No Impact. The proposed project would have no impact on parks and other recreational facilities since no new residential development is proposed. No mitigation measures are necessary.

e) Other public facilities?

No Impact. The proposed project would not require the use or maintenance of other public facilities. No impacts to other public facilities would occur as a result of the proposed project. No mitigation measures are necessary.



3.14 RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The proposed project would not create an increase in the use of neighborhood and regional parks or other recreational facilities in the project vicinity because the facilities are not manned facilities. No mitigation measures are necessary.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

No Impact. The proposed project would not include recreational facilities nor would it require the construction or expansion of recreational facilities. No adverse physical effects on the environment would occur as a result of the proposed project. No mitigation measures are necessary.

3.15 TRANSPORTATION/TRAFFIC

a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

No Impact. The proposed project consists of the redesign of an electrical substation and a connecting transmission line. The substation facility would be unmanned, and would not generate significant daily traffic.

3. Environmental Analysis

Intermittently, the facility would be visited for monitoring and maintenance purposes. However, this is anticipated to be infrequent, and could be planned for nonpeak hours. Therefore, the proposed project would not generate substantial operational traffic, and subsequently would not impact the existing traffic load and street capacity. No mitigation measures are necessary required.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

No Impact. The substation facility would generate a negligible number of vehicle trips during operation for monitoring and maintenance purposes. Since the proposed project would not substantially increase traffic, Level of Service (LOS) standards would not be exceeded. Therefore, no significant impacts would occur as a result of the proposed project. No mitigation measures are necessary.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The proposed project would not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. No impacts would occur as a result of the proposed project. No mitigation measures are necessary.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The proposed project does not include the construction of any public right-of-ways. The access to the site would be for emergency and utility vehicles only and has been designed to meet safety standards. Additionally, the site plan would be reviewed by the Los Angeles County Fire Department prior to construction. Project-related impacts associated with design hazards would not occur. No mitigation measures are necessary.

e) Result in inadequate emergency access?

No Impact. Implementation of the proposed project would not result in inadequate emergency access. The access road would be designed to City standards that accommodate emergency vehicles. No mitigation measures are necessary.

f) Result in inadequate parking capacity?

No Impact. A small parking area would be provided at the electrical substation to accommodate the occasional monitoring and maintenance trips. Since the facility would not generate daily traffic, the project would not result in inadequate parking capacity. No mitigation measures are necessary.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact. The project does not involve the construction of any off-site roadways that would conflict with any adopted policies supporting alternative transportation within the City of Industry. No mitigation measures are necessary.

3. Environmental Analysis

3.16 UTILITIES AND SERVICE SYSTEMS

- a) **Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?**

No Impact. The proposed substation would be unmanned and would not have any facilities contributing to any wastewater treatment system. Therefore, no impacts to wastewater requirements would occur as a result of the proposed project. No mitigation measures are necessary.

- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Less Than Significant Impact. As indicated in Section 3.16 (a), no wastewater would be generated by the project; however, the manholes of the existing LACSD sewer easement would need to be adjusted. This adjustment would be completed in conjunction with site construction and have minimal impacts on the environment. The existing sewer line would otherwise remain in the same location with the same length. No significant impacts would occur and no mitigation measures are necessary.

- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

No Impact. The proposed project would create a slight increase in surface runoff due to an increase in the impermeable surface of the access road and small concrete pads in the substation area. However, the existing storm drainage system, which has been expanded and improved by recent large-scale industrial developments would be sufficient to provide off-site stormwater drainage for the proposed substation and access road site. No significant impacts are anticipated as a result of the proposed project. No mitigation measures are required.



- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

No Impact. Implementation of the proposed project would not affect water supply, and would not require the procurement of additional entitlements. No mitigation measures are required.

- e) **Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

No Impact. As indicated in Section 3.16 (a), no wastewater would be generated by the proposed project. No mitigation measures are necessary.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

No Impact. Construction of the proposed IPUC substation would produce some building material waste but this amount would be minimal. There would not be any operational activity that would generate solid waste. Implementation of the proposed project would not affect generation of solid waste. No mitigation measures are necessary.

3. Environmental Analysis

g) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The proposed project would comply with all federal, state, and local statutes and regulations relating to solid waste. No impacts would occur as a result of the proposed project. No mitigation measures are necessary.

3.17 MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than Significant with Mitigation. The proposed project would involve the development a redesigned electrical substation on a disturbed industrial site. It would not occur on any sensitive or critically important natural community. The area is surrounded by industrial development and no endangered or threatened species exist within the project area. The cultural resources report conducted for the 2003 initial study for the Libbey Substation did not find any significant artifacts or remnants of history on the site. However, because of the potential for unknown cultural resources, Mitigation Measure #1 has been included to protect such resources if they are uncovered during grading. No impacts would occur that substantially degrade the quality of the natural and cultural environment. No other mitigation measures are necessary.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

No Impact. The proposed project, in combination with existing land uses, would not have a cumulatively significant impact on services or resources. Nor would it produce traffic, any harmful material, emission, or noise that would have cumulative impacts with surrounding developments. The substation would provide electricity for existing and planned structures in the area. The proposed project would not result in cumulatively considerable impacts. No mitigation measures are necessary.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. The proposed project would not cause substantial adverse effects on human beings, either directly or indirectly. The only people near the site would be service operators and their visits to the site would be short term. The nearby workers and residents would not have access to the site during construction or operation. It would not have any significant impacts on air or water quality, on existing noise levels, or on natural habitat, directly or indirectly harming human beings. No mitigation measures are necessary.

4. Consultant Recommendation

Based on the information and environmental analysis contained in this Initial Study, we recommend that the City of Industry adopt a Mitigated Negative Declaration for this project. We find that with mitigation and standard conditions and practices, the project would not have a significant effect on the environment. We recommend that the second category be selected for the City's determination (See Section 5, *Lead Agency Determination*).

Date

Dwayne Mears, AICP, for The Planning Center



4. Consultant Recommendation

This page intentionally left blank.

5. *Lead Agency Determination*

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Date

Printed Name

For

5. Lead Agency Determination

This page intentionally left blank



City of Industry
Development Plan Application (Long Form)

15625 East Stafford Street • Suite 101 • City of Industry • CA • 91744

Phone: (626) 333-2211 • Fax: (626) 961-6795

www.cityofindustry.org

D.P. 10-7

IN. 8909

The Development Plan – Long Form – is used for most new construction, major exterior modifications and addition of exterior equipment, which cannot be exempted from Environmental Review. Please contact the Planning Department to determine if this application applies to your project.

Please type or print clearly

Project Location: 208 S. Wappingham Way Assessor's Parcel Number 8719-005-905
Street Zip

Zoning Designation: M-INDUSTRIAL General Plan Designation: INDUSTRIAL

Project Contact Person: J.D. BALLAS Phone Number: 626-333-2211 Email Address: JBALLAS@CITYOFINDUSTEY.ORG

Address: 15625 E. STAFFORD ST. INDUSTRY, CA 91744
Street City Zip

Applicant: ☐ Property Owner ☐ Tenant ☐ Architect ☒ Engineer ☐ Builder

Name: J.O. BULLAS Phone Number: 626-333-2211

Address: 15625 E. STAFFORD ST. INDUSTREY, CA 91744
Street City Zip

Property Owner Information:

Name: INOVSTAY Urban Development Agency Phone Number: 628-333-2211

Address: 15625 E. STAFFORD ST. INDUSTRY, CA 91744
Street
City
Zip

Project Description (describe in detail): AMEND DEVELOPMENT PLAN 03-20, APPROVED
JULY 24, 2003, TO: 1) SWITCH LOCATION OF SCE CITY OWNED
SUBSTATIONS; 2) CONSTRUCT ABOVE-GROUND POWER LINE TO VALLEY
BLVD; 3) BUILD 12 KV SWITCHGEAR ON CITY SUBSTATION; 4)
REALIGN MAN HOLES; 5) REALIGN 12KV TRANSMISSION LINE; 6) ADD FIBER
OPTIC CABLES.

Project Valuation: \$15m

| | Existing | Proposed |
|----------------|----------|----------|
| Building Area | N.A. | N.A. |
| Landscape Area | N.A. | N.A. |
| Parking Spaces | N.A. | N.A. |
| Land Area | 3.9 AC. | 3.9 AC. |

Trainer (and property owner, if not a licensed professional) must provide owner's approval with the application.

Cultural and Paleontological Resources Mitigation Plan
for
City of Industry 66 kV Interconnection Grand Crossings Substation Project
(David C. Hanna, MA, RPA, SCE Archaeologist – 20 May 2011)

Background

Southern California Edison (SCE) intends to construct the City of Industry 66 kV Interconnection Grand Crossings Substation Project (Project), which involves installing two 66 kV feeds and an associated graded access road along an approximately 1,300-foot-long alignment beginning at an existing SCE 66 kV cantilever pole at Valley Boulevard and extending southward across San Jose Creek and then open land, eastward across open land north of and parallel to Southern Pacific Railroad right-of-way, and then southward across the railroad right-of-way into the Grand Crossings Substation. All conductors will be overhead, suspended from three 80-foot-tall Bolted Base Tubular Steel Poles and four 80-foot-tall Light Weight Steel Poles. The Project area is located in the City of Industry (City) and shown on the San Dimas, CA 7.5-minute topographic quadrangle as within the southwest one-quarter of Section 4 in Township 2 South, Range 9 West, San Bernardino Base and Meridian.

Ground disturbance associated with the SCE Project is not expected to impact cultural or paleontological resources. Based on three prior cultural resources studies (McKenna 1993; 2003; Taylor 1978) covering the Project area, and a more recent records search and pedestrian survey (Hanna 2009) no previously recorded or newly identified cultural resources will be impacted by the proposed Project.

Reference to Rogers (1967) showed Project area sediments as Qal (Recent Alluvium), which is considered generally non-fossiliferous, and the Hanna (2009) survey identified no fossil material. Further, there is a low potential to encounter previously unidentified significant paleontological resources due to past ground disturbance, including sustained plowing and subsoil ripping in the open fields south of Valley Boulevard, extensive mechanical excavation for the rail line along the south margin of those fields, and plowing and grading of the future substation area south of the railroad tracks.

The SCE Project is referenced within the City's Initial Study (IS) for the IPUC Substation Re-Design project (The Planning Center 2010). A subsequent Mitigated Negative Declaration (MND) was adopted by the City Council on May 13, 2010. The IS Subsection 3.5 Cultural Resources (The Planning Center 2010:39-40) states the following.

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

Less Than Significant Impact with Mitigation. ...

A cultural resources investigation of the site was conducted by McKenna et al. in January 2003 (Appendix A) for the previously proposed site plan. No evidence of historical resources as defined above were identified by the substation site location does have some potential to yield buried historic resources because of the proximity to the historic Currier Ranch complex. Since there is no indication that if remains were found they would be historically significant, it is recommended that some level of monitoring be conducted during construction to protect potentially significant resources if found.

Mitigation Measure

1. Should previously unidentifiable archaeological resources be uncovered during site preparation, grading, or excavation, work shall be stopped for a period not to exceed 14 days and a qualified archaeological consultant meeting the Secretary of the Interior's Professional Qualifications Standards (48 Federal Register 44738-39) shall be retained to assess the find(s). Any significant archaeological resources found shall be preserved as determined necessary by the project archaeologist and offered to a local museum.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less Than Significant Impact with Mitigation. The cultural resources investigation of the substation location conducted by McKenna referenced above found no evidence of prehistoric cultural resources. According to this report there have been other discoveries made during construction activities nearby at the intersection of Valley Boulevard and Grand Avenue and given the information noted in Section 3.5 (a), it is recommended that some level of monitoring be conducted during construction to protect potentially significant resources if found. The identification of archaeological remains at this location would not necessarily be considered significant. See Mitigation Measure #1 above.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than significant with Mitigation. No paleontological resources or geologic features have been identified on the project site that would be considered unique. However as suggested in the above sections, it is recommended that some level of monitoring be conducted during construction to protect potentially significant resources if found. See Mitigation Measure #1 above.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant with Mitigation. No human remains are known to exist on or near the project site; however, because there is a possibility that the site could yield historical remains, it is recommended that some level of monitoring be conducted during construction to protect potentially significant resources if found (see mitigation measure #1 above).

The SCE Project is exempt under Section F of the California Public Utilities Commission General Order 131-D, whereby the City's MND is relied upon to exempt the SCE action from further review under the California Environmental Quality Act. Therefore, the IS/MND mitigation measures are considered operant within the context of SCE's action. The present document sets forth how SCE proposes to comply with those measures.

Construction Monitoring and Reporting

SCE will contract with a qualified, experienced consulting firm to obtain construction monitoring services that will include the preparation of a final report.

The contractor's Principal Investigator (PI) will meet the Secretary of the Interior's Professional Qualifications Standards (48 Federal Register 44738-39) and have professional experience with the management and conservation of both archaeological/historical and paleontological resources. The

monitor(s) serving under direction of the PI will be trained and experienced in the recognition and treatment of archaeological/historical and paleontological resources.

The contractor will employ standard professional procedures for field and post-field work, with additional guidance provided by *Archaeological Resource Management Reports (ARMR) Recommended Contents and Format*, also known as the ARMR Guidelines (California Office of Historic Preservation 1990), and *Assessment and Mitigation of Adverse Impacts to Nonrenewable Paleontologic Resources: Standard Guidelines* (Society of Vertebrate Paleontology 1995).

The monitor(s) will participate in a tail board meeting on the initial day of construction, at which time a brief explanation of procedures and a list of contacts with email addresses and phone numbers will be provided. Monitor(s) will remain on site for the entirety of the first construction day, will perform "spot check" monitoring inspections every two to three days thereafter for the duration of construction, and will be available at all times during the construction cycle for contact by the construction crew foreman in the event of an archaeological/historical or paleontological resource discovery.

In the event of a discovery, whether made when a monitor is on-site or otherwise, all construction shall be halted at the discovery locus and within a fifty-foot radius until such time as the monitor has been able to investigate, record, and evaluate the discovery, confer with the PI and SCE contract manager.

If human remains are identified, the SCE contract manager will contact the County Coroner and thus initiate the protocol required by State Health and Safety Code Section 7050.5, which states that "...no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to Public Resources Code Section 5097.98".

If archaeological/historical or paleontological materials are recovered, they will be treated according to standard professional protocols. Because the artifact(s) or specimen(s) would belong to the owner(s) of the land containing them, said owner(s) would be consulted with regard to their ultimate disposition. With agreement of the owner(s), such cultural resource materials would be transferred for permanent curation at a recognized repository/curation facility with the curation fees to be considered a Project cost.

Copies of the final report will be sent to the City and the South Central Coastal Information Center at California State University Fullerton, as well as to the repository/curation facility if any cultural materials are in fact recovered and curated. In addition, SCE will retain a copy of the report in the Project's environmental compliance files and the Biological and Archaeological Resources Document Library.

References Cited

California Office of Historic Preservation

1990 *Archaeological Resource Management Reports (ARMR) Recommended Contents and Format*. February 1990.

Hanna, David C.

2009 *G.O. 131-D Archaeological Resources Review for the City of Industry 66 kV Interconnection Grand Crossing Substation Project in city of Industry, CA*. Letter report to Christina May. 25 November.

McKenna, Jeanette A.

1993 *Cultural Resources Investigations of Alternate Site Locations for the Proposed City of Industry Materials Recovery Facility: the Univar and Benton Properties, City of Industry, Los Angeles County, California*. Document on file at the South Central Coastal Information Center, California State University Fullerton.

- 2003 *A Phase I Cultural Resources Investigation for the Proposed Libbey Substation in the City of Industry, Los Angeles County, California*. Document on file at the South Central Coastal Information Center.

Rogers, Thomas H.

- 1967 *Geologic Map of California (Olaf P. Jenkins Edition), San Bernardino Sheet*. California Division of Mines and Geology (Second Printing 1975).

Society of Vertebrate Paleontology

- 1995 *Assessment and Mitigation of Adverse Impacts to Nonrenewable Paleontologic Resources: Standard Guidelines*. Society of Vertebrate Paleontology New Bulletin Number 163, pages 22-27. February 1995.

Taylor, Thomas T.

- 1978 *Report of the Archaeological Survey of Five Possible Steel Tank Reservoir Sites and Pipe Routes for the Walnut Valley Water District*. Document on file at the South Central Coastal Information Center.

The Planning Center

- 2010 *Initial Study for IPUC Substation Re-Design*. City of Industry. March 2010.